



**For Sale/To Let**

THE GALLERY  
65-71 DUBLIN ROAD  
BELFAST  
BT2 7HG

**Lisney**

**savills**



# Description

**The Gallery is a recently completed 9 no. storey mixed used scheme, comprising 58 no. contemporary one and two bedroom apartments with high quality ground floor restaurant/café accommodation**

The double height commercial space provides a ground floor area of c. 2,311 sqft, as well as a first floor mezzanine offering an additional c. 1,515 sqft.

Furthermore, the property has the benefit of an external terrace fronting onto Dublin Road providing 30+ covers. In its current layout there is provision for in excess of 144 covers in total.

The current occupier has installed a bespoke, high quality fit out which will be available for use by an incoming Tenant\*.

*\*Full details available on request.*





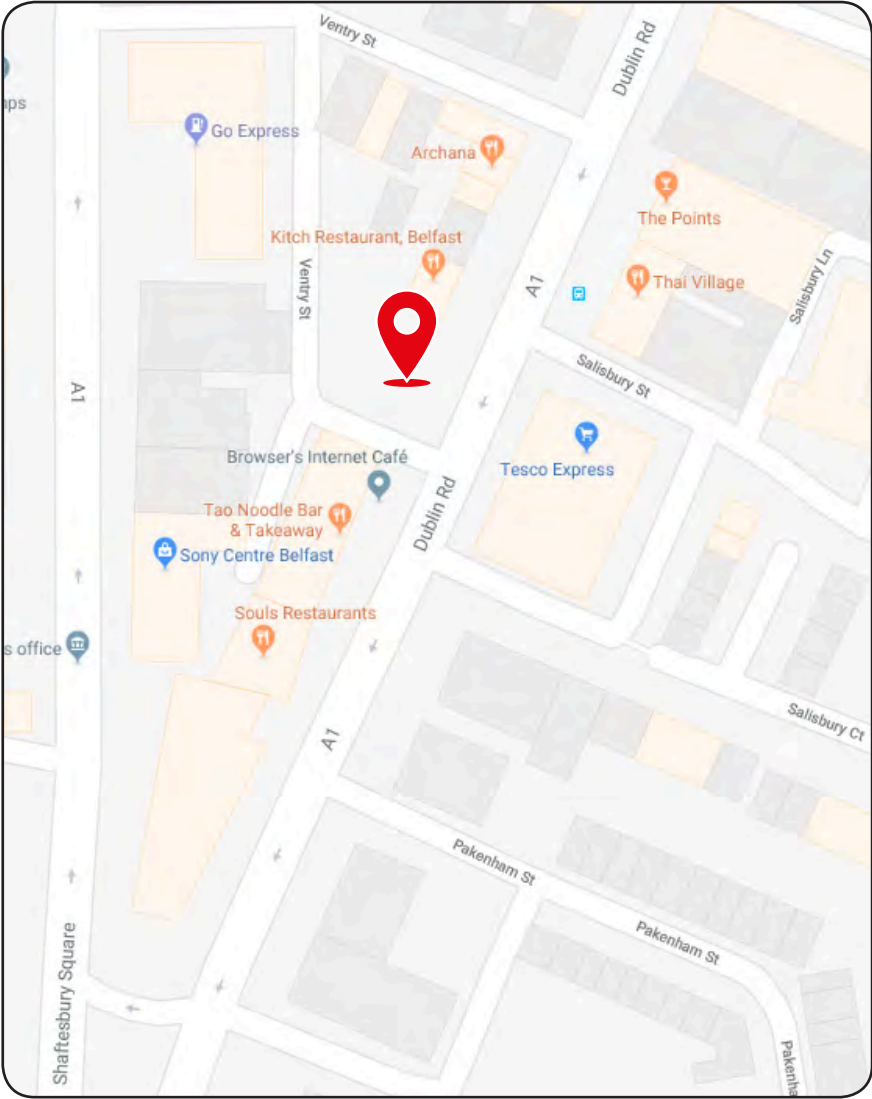
# Location

The Gallery is located in the heart of Belfast City Centre on Dublin Road, a major thoroughfare for both pedestrian and vehicular traffic, as well as a social hub.

The property is situated at the lower end of Dublin road, close to Belfast’s office and retail core and is only a short walk from City Hall.

The surrounding area presents a vibrant hospitality offering, with Nandos, Pizza Express, JD Wetherspoons, ETAP and Moviehouse Cinemas represented nearby, as well as a number of large scale office occupiers.

The Gallery has proven to be the catalyst for new investment and development on Dublin Road and its surrounding area. Botanic Studios, a new build student accommodation scheme was completed soon after, providing 156 no. studio apartments on Dublin Road. Also, plans have been unveiled for the proposed 250,000 sq ft One Bankmore Square office development which will be sited adjacent to The Gallery.



# Accommodation

	Sq. Ft.	Sq. M.	Covers
Ground Floor	2,311	245	66
Mezzanine	1,515	141	48
Terrace	-	-	30+
Total	3826	386	144

## PARTICULARS

### ASKING PRICE & RENT

On application.

### LEASE TERMS

By negotiation.

### RATES

NAV: £35,200

Rate Poundage (17/18): £0.592681

Payable: £20,862

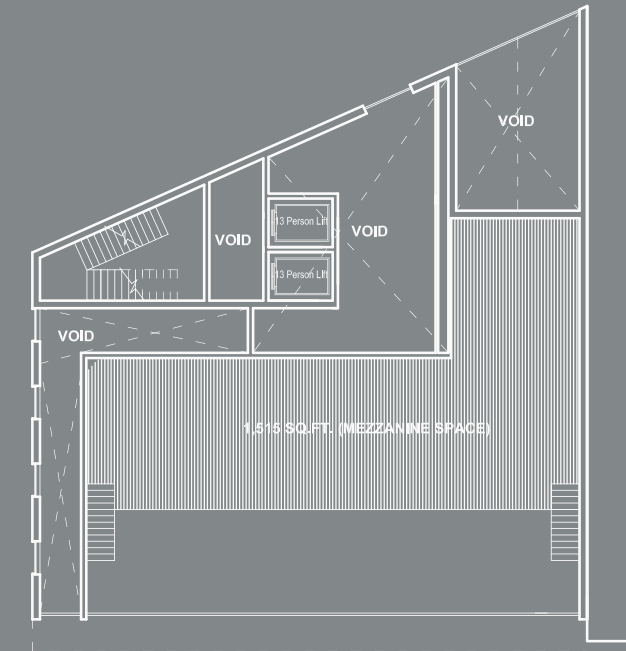
### SERVICE CHARGE

Details on request.

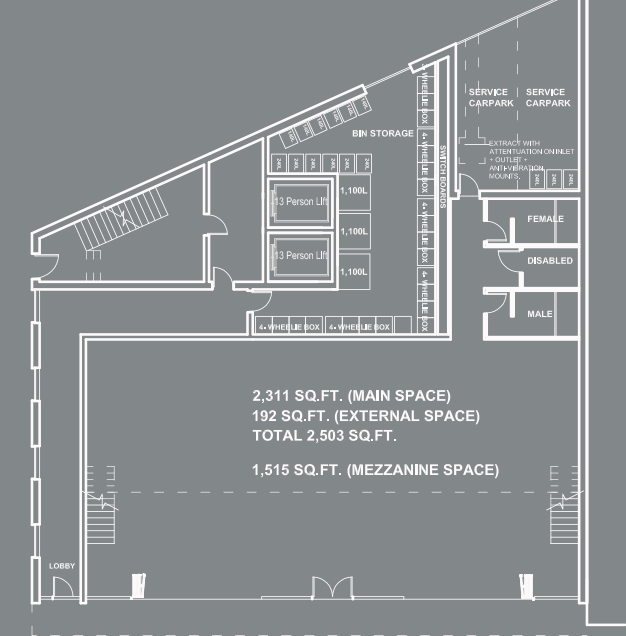
### VAT

All prices, outgoings and rentals are stated exclusive, but may be liable to VAT.

## GROUND FLOOR



## FIRST FLOOR











# Joint Agents

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## LISNEY

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## SAVILLS

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