FOR SALE – CAFÉ OPPORTUNITY

307-308 Grosvenor Road Belfast BT12 4LP

CBRE NI
PART OF THE AFFILIATE NETWORK

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Key Benefits

- Prominent position on Grosvenor Road, opposite the Royal Victoria Hospital
- Fully fitted café ready for immediate trading
- Flexible upper floors suited to additional café, training or office use

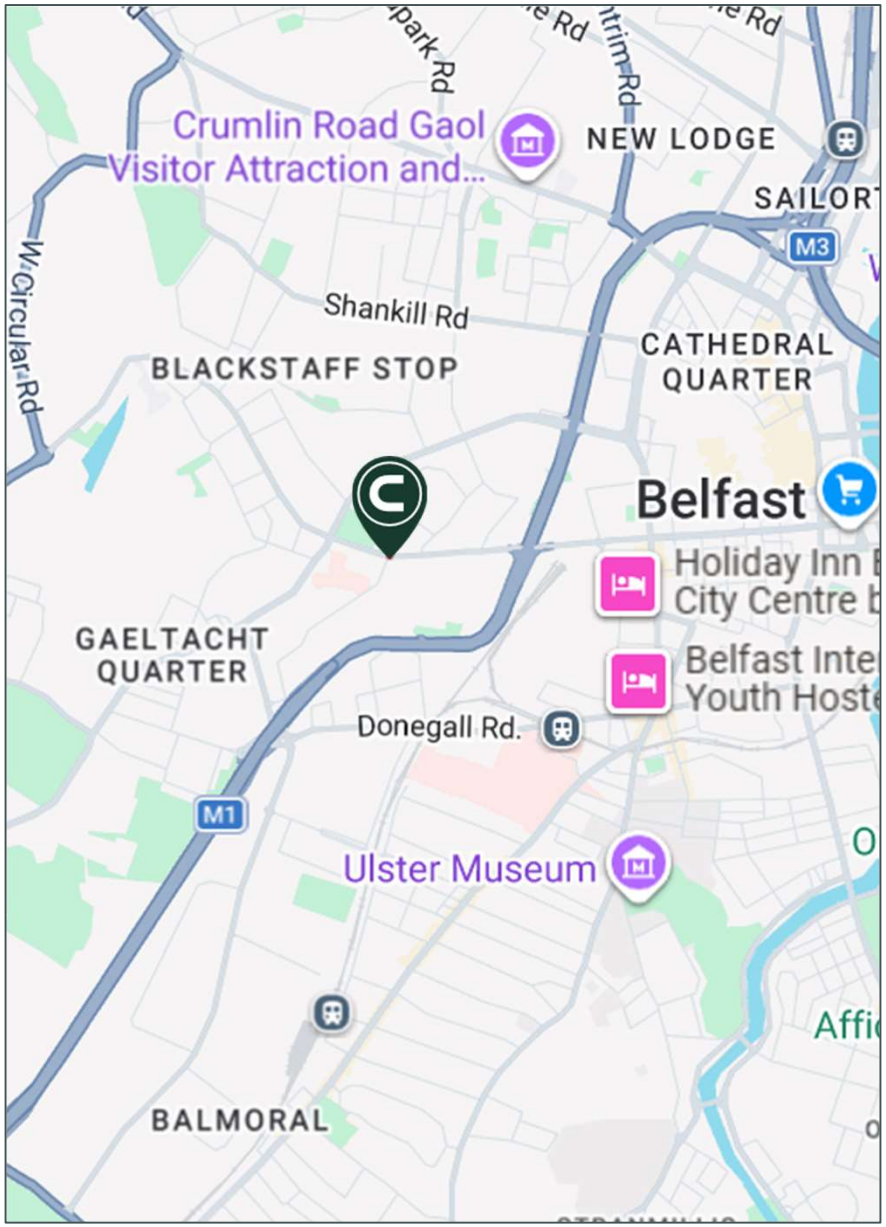
Location

The property is located directly opposite the Royal Victoria Hospital on the Grosvenor Road, approximately 1 mile from Belfast city centre,. The Grosvenor Road is one of the main arterial routes linking Belfast city centre to West Belfast, with the surrounding area comprising a mix of residential and neighbourhood retail uses. This provides a strong local footfall and consistent passing trade, further supported by the proximity to the hospital.

Description

307-308 Grosvenor road comprises a three-storey semi detached building with a rear yard. The ground floor is fully fitted out as a café, with a kitchen to the rear. The first floor is fitted as a training area with a rep kitchen, offering scope to be utilised as additional café space. The second floor provides additional storage and office space.

Boundaries for indicative purposes only



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Rateable Value

We have been advised by Land and Property Services that the estimated rateable value is £16,100.00 for the 2nd floor. The rate in the £ for 2026/27 is £0.650288 therefore the estimated rates payable for 2026/27 is in the region of £10,469.

Sale Price

We are instructed to seek offers in the region of £250,000, exclusive.

VAT

All prices are quoted exclusive of VAT, which may be payable.

Accommodation

Area	Sq Ft	Sq M
Ground floor	1,067	99
First Floor	1,054	98
Second Floor	446	41
Total	2,567	238

AML

CBRE NI are required to obtain evidence of the identity and proof of address of potential purchasers/tenants as part of mandatory anti-money laundering checks.

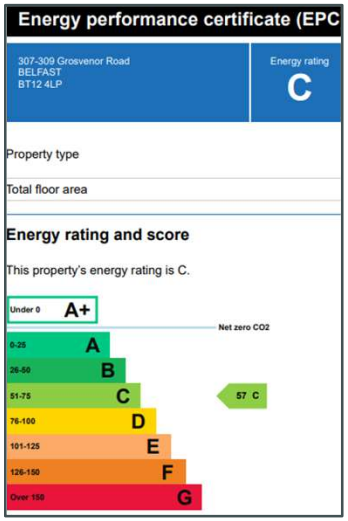
PLANNING

In August 2014, planning permission was granted for "Change of use from The Oak Bar Public House with internal refurbishment to operate a ground floor cafe/bakery, first floor cafe/training kitchen and second floor office and store with a 2-storey extension to rear." Application Ref: Z/2014/0742/F.

EPC

The building has been rated as C-57 under EPC regulations.

A copy of the EPC Certificate is available adjacent and can be made available on request.



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Contact Us

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