

ARTIST'S IMPRESSION OF COMPLETED DEVELOPMENT



To Let 1 Restaurant & 1 Retail Unit
423-427 Ormeau Road, Belfast BT7 3EU

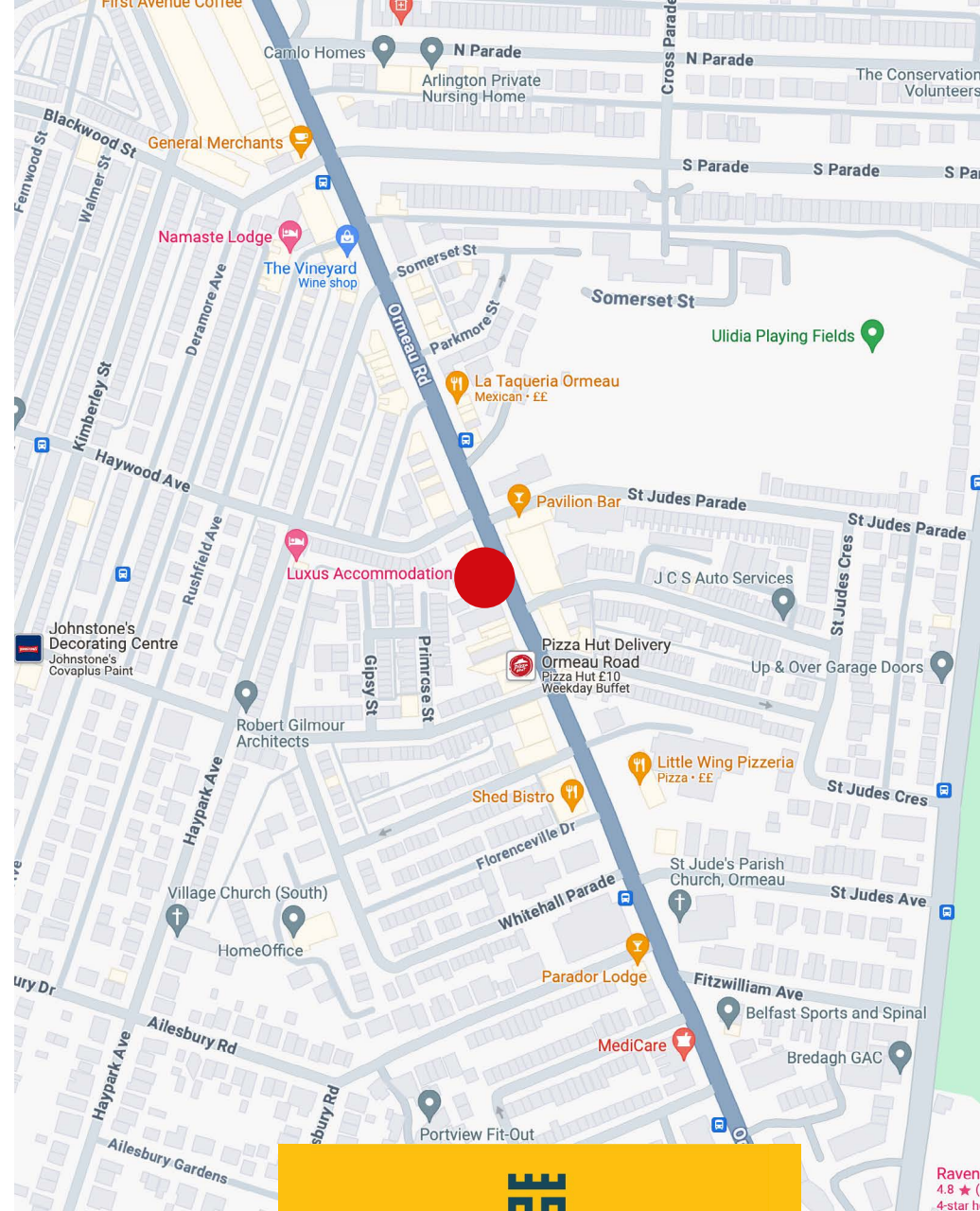
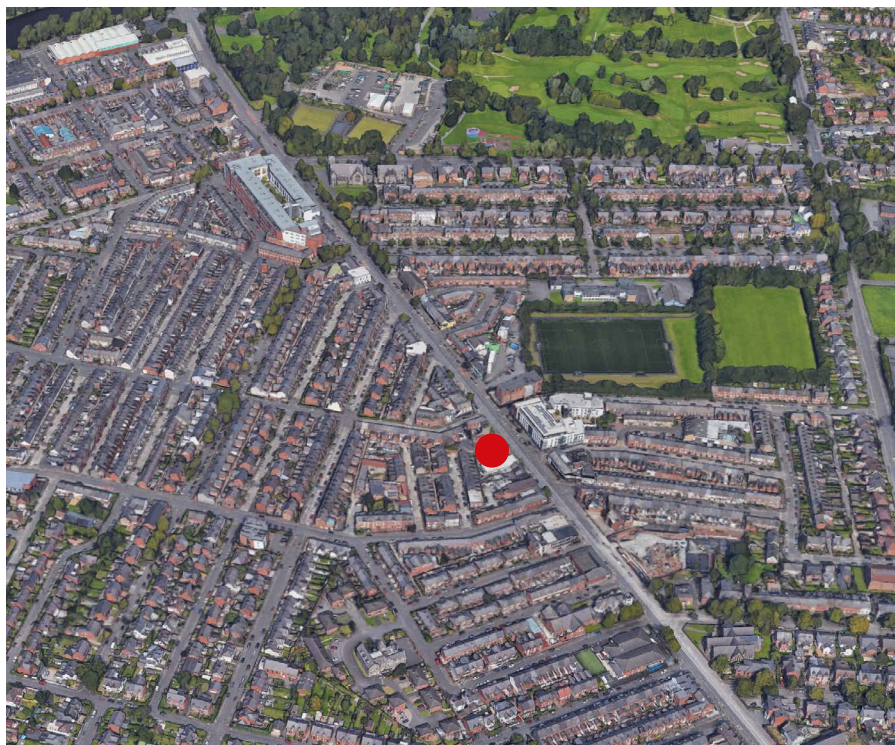


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DESCRIPTION & LOCATION

- Prime, highly prominent location on the Ormeau Road, adjacent to Winemark, Oasis, Ladbrokes and in close proximity to Caffé Nero, Cowzers Pharmacy and a plethora of well-known retailers and Public Houses.
- Thriving commercial and residential area with strong demand for retail and restaurant accommodation.



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PLANNING PERMISSION

- Full planning permission was granted on 15th August 2019, for 2 retail units (one of which can be used as restaurant)

LEASE DETAILS

Term: 10 years with a rent review after the fifth year.

Rent: Unit 1 - £29,500
Unit 2 - £30,000

Service Charge: A service charge will be levied to cover a fair proportion of the Landlord's costs of external repairs to the building, agent's management fees and any other reasonable outgoings of the Landlord.

SPECIFICATION

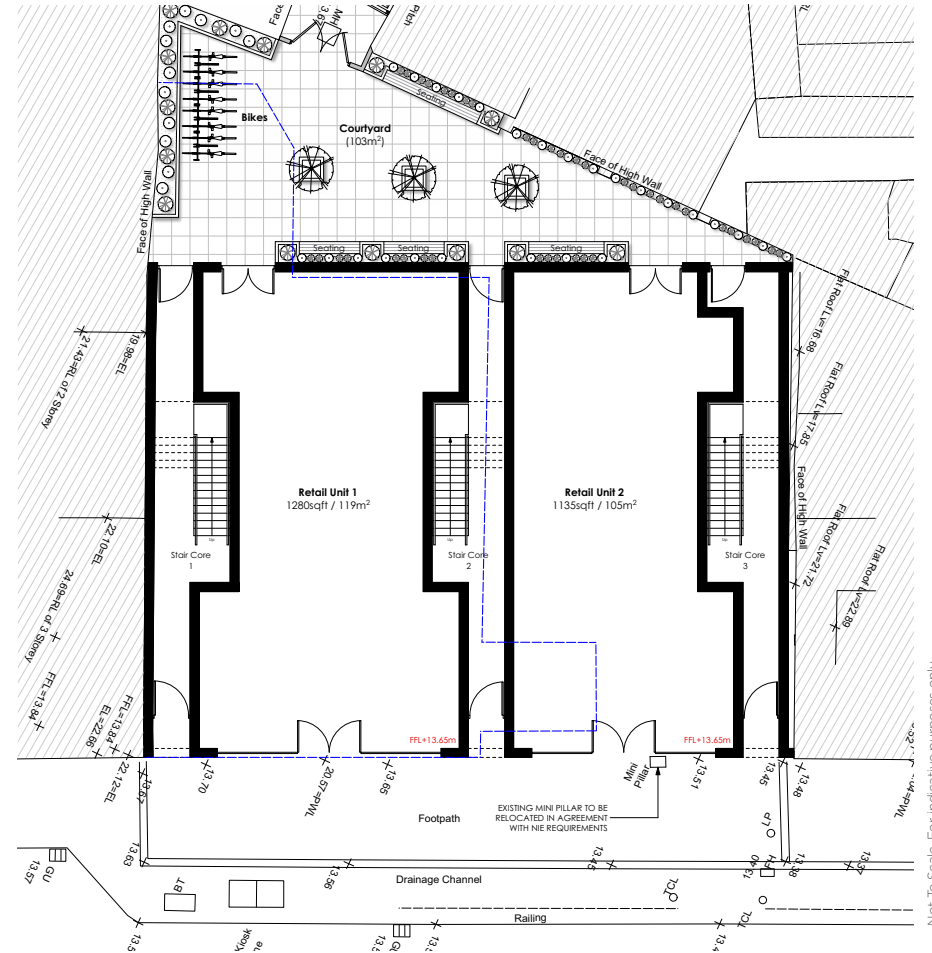
The units will be finished to include shop front, plastered and painted walls and all utility points brought in.

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax.

COMPLETION

November 2025.



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EPC

Awaiting EPC

CONTACT

For further information or to arrange a viewing contact:

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