



For Sale/To Let Retail Premises/Investment

343-349 Ormeau Road, Belfast BT7 3GL



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COMMERCIAL

028 90 500 100

SUMMARY

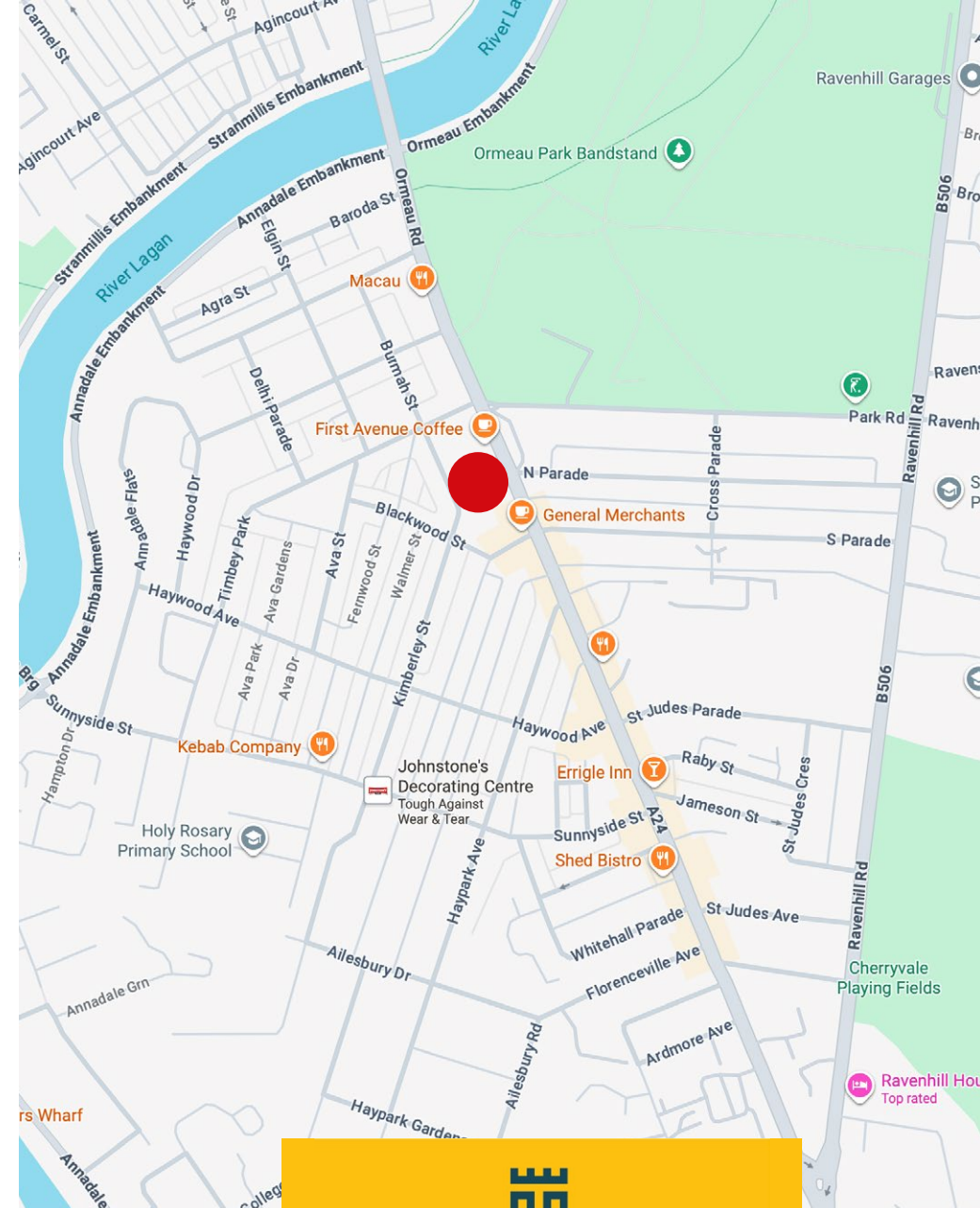
- Fantastic retail unit for sale or to let.
- Prominent frontage onto Ormeau Road.
- Surrounded by a large catchment of housing.
- Current rental income £57,500 pa.

LOCATION

- The Ormeau Road is one of Northern Ireland's most successful suburban retailing destinations with a combination of retail units, restaurants, bars and high density housing.
- It has become one of the more desirable addresses in Belfast and consequently the food, café and retail scene has grown significantly including Tesco Express, Café Nerro, Costa Coffee and Juice Jar.

DESCRIPTION

- The subject premises occupy a prime location and the site offers a rare opportunity to acquire a large retail unit of c. 2,297 sq ft on the ground floor.
- The premises are also available to rent as existing tenant has issued a break clause which is effective from 4th March 2027 (would leave earlier).
- There is a beauty salon at 343 1st & 2nd floors who are paying £5,000 per annum.
- Current retail income £57,500 per annum with potential for a substantial uplift.



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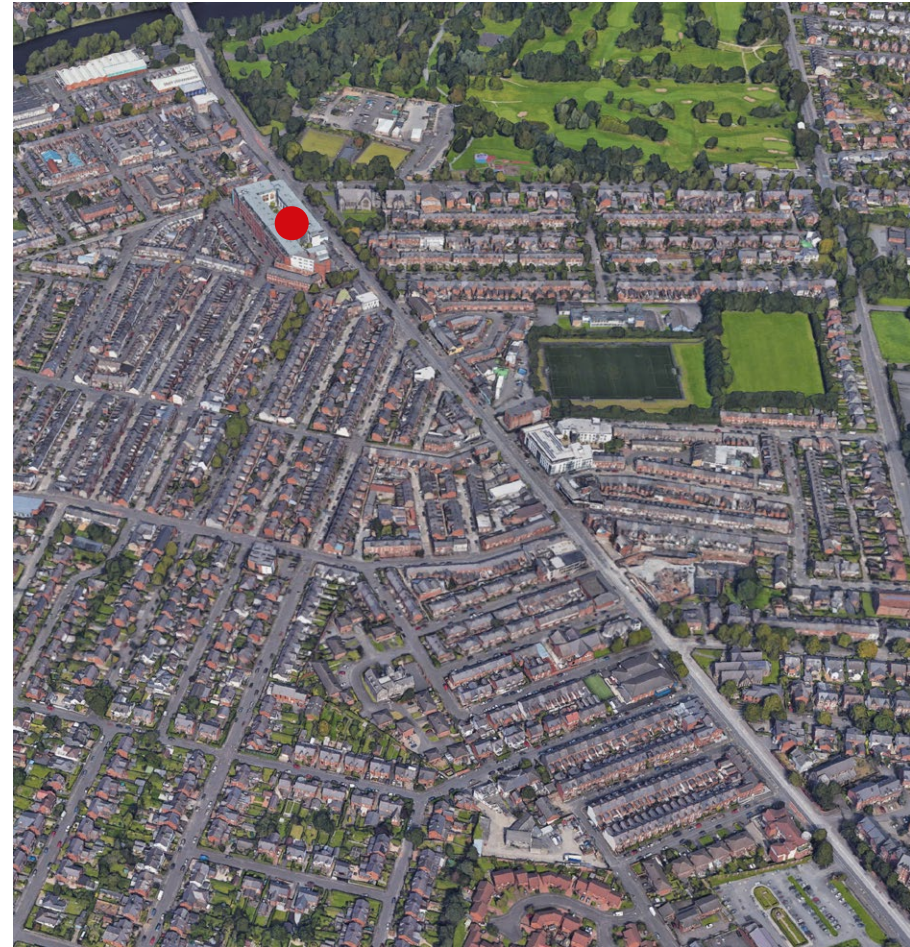
ACCOMMODATION & RENTAL SCHEDULE

343 (Laser Solutions)

Floor	Description	Sq M	Sq Ft
First Floor	Store Area	44	473
Second Floor	Stire Area	33	355
Total Area		77	828

345-349 (Centra)

Floor	Description	Sq M	Sq Ft
Ground Floor	Ground Floor Area	213	2,257
First Floor	Store 1	49.4	531
	Store 2	44	472
	Kitchen	5.6	200
Second Floor	Storage	46	495
Total Area		358	3,855



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CURRENT LEASE DETAILS

343: The tenant is currently holding over and is paying £5,000 per annum.
345-349: Let to Musgrave Retail Partners (NI) Limited at a current rent of £52,500 per annum. They have issued a break clause at 4th March 2027..
Term: Multiples of 5 years.

PROPOSED LEASE DETAILS

345-349: £60,000 per annum exclusive.

SALE DETAILS

Price: £875,000
Title: Long leasehold subject to a nominal ground rent.

RATES

We understand that the property has been assessed for rating purposes, as follows:

NAV £47,000

Rates payable £28,170

Note: Interested parties should check their individual rates liability directly with Land & Property Services.

VAT

The property is not registered for VAT.



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EPC

Awaiting EPC

CONTACT

For further information or to arrange a viewing contact:

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