



To Let Prime Retail Opportunity
230 Ormeau Road, Belfast, BT7 2FZ



McKIBBIN
COMMERCIAL

028 90 500 100

SUMMARY

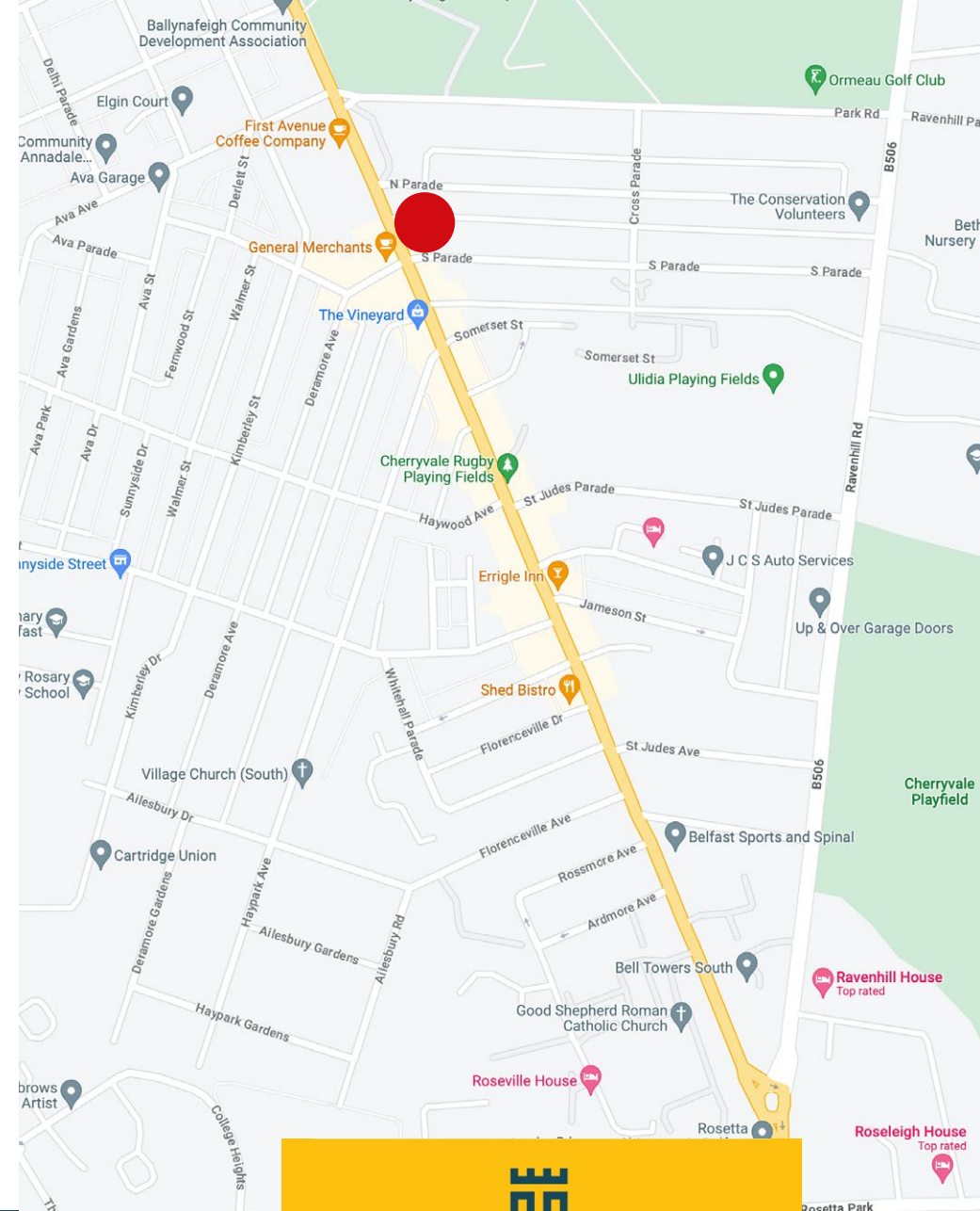
- Ground floor retail unit situated on the busy Ormeau Road.
- Suitable for a variety of retail, café or service-based uses (subject to any necessary consents).
- Prominent frontage onto one of Belfast's most established commercial thoroughfares.
- Potential for external seating to the front of the property.

LOCATION

- The property occupies a prominent position on Ormeau Road, one of South Belfast's most popular commercial and residential locations.
- The area benefits from high levels of pedestrian and vehicular traffic throughout the day.
- Surrounding occupiers comprise a mix of independent retailers, cafés, restaurants and professional services.
- The property serves a substantial residential catchment and is located within easy reach of Belfast City Centre.
- Excellent public transport links operate along Ormeau Road.

DESCRIPTION

- The property comprises a self-contained ground floor retail unit.
- Internally the accommodation is arranged to provide an open plan sales area together with ancillary storage accommodation and WC facilities.
- The unit would be suitable for a range of retail, café, takeaway or professional service uses, subject to any necessary statutory approvals.
- Potential exists for customer seating to the front of the premises.
- The property benefits from a prominent glazed frontage onto Ormeau Road.



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ACCOMMODATION

Description	Sq M	Sq Ft
Sales	34.3	369
Store	11.8	126
WC		
Total	46.1	495

RENT

£12,000 per annum exclusive.

RATES INFORMATION

NAV: £7,050.00

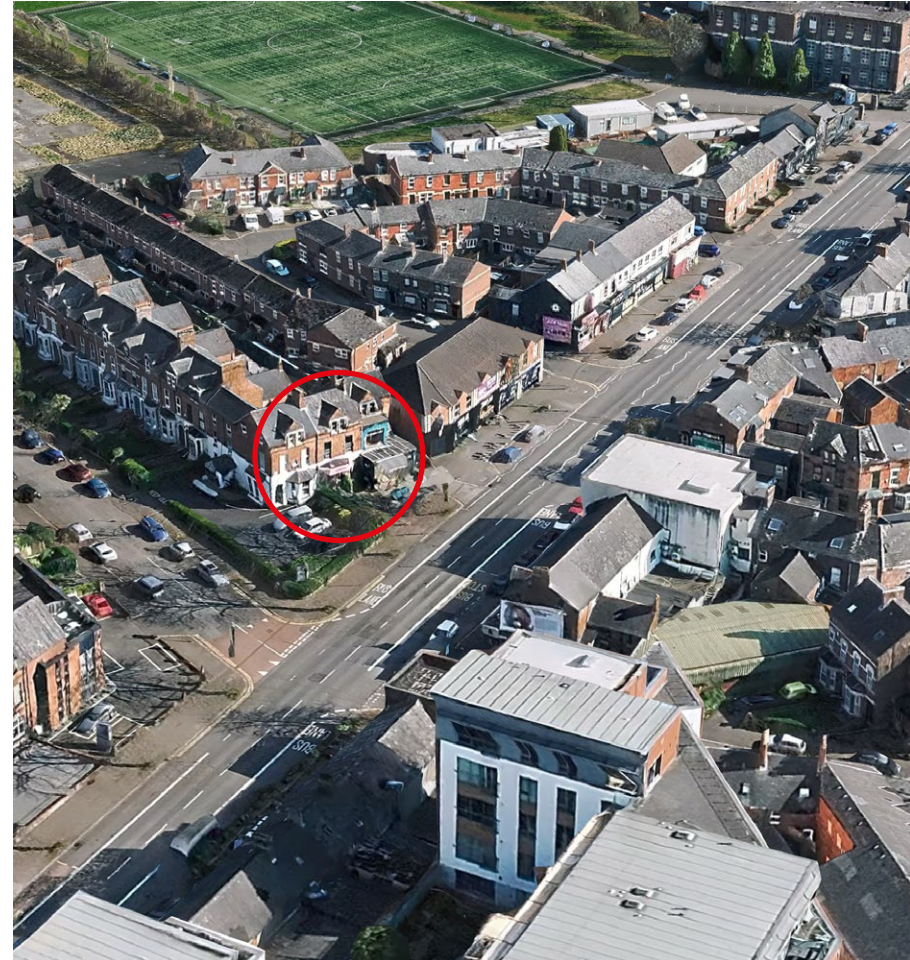
Rate in £ 2026/27 = £0.650288

Therefore Rates Payable 2026/27 = £4,585

May be liable for Back in business rate relief which offers 50% rates discount for up to 24 months.
Interested parties should check their individual rates liability directly with Land & Property Services.

VAT

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



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EPC

Awaiting EPC

CONTACT

For further information or to arrange a viewing contact:

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