

FOR SALE

436-438 Ormeau Road,  
Belfast, BT7 3HY

## Attractive Investment Opportunity

### Property Highlights

- Occupying a prominent position on one of Belfast's main arterial routes in a popular and affluent suburb.
- Extending to approximately 1,222 sqft (113.53 sqm) over three floors.
- Rental Income of £25,000 p.a. exclusive.

For more information, please contact:

Alicia Niedzialkowska  
028 9023 3455  
[alicia.niedzialkowska@cushwake-ni.com](mailto:alicia.niedzialkowska@cushwake-ni.com)

James Russell  
028 9023 3455  
[james.russell@cushwake-ni.com](mailto:james.russell@cushwake-ni.com)

[cushmanwakefield-ni.com](http://cushmanwakefield-ni.com)

**Location**

An excellent opportunity exists to acquire an investment property on the Ormeau Road, one of the main arterial routes in Belfast.

The mid-terrace property is situated within a prominent and well established retail parade in this affluent residential suburb, close to Forestside Shopping Centre and approximately 2 miles from the City Centre.

Neighbouring occupiers include McQuoids Estate Agents, Sloans Gas Energy Centre and Rooms Bespoke Furniture.

**Description**

The property, of traditional construction, is arranged over 3 floors, providing a ground floor café whilst the upper floors, benefitting from separate access, provides office & storage accommodation with ancillary kitchen and WC facilities.

The café with its glazed shopfront is finished internally with plastered/painted walls & ceilings, with feature lighting and terrazzo flooring to the customer seating area with the kitchen and prep area to the rear.

The upper floors are finished to include plastered/painted walls and ceilings and carpeted floors.

**Accommodation**

The property provides the following approximate Net Internal areas:

Description	Sq Ft	Sq M
Ground Floor Cafe	494	45.89
1 <sup>st</sup> Floor	453	42.08
2 <sup>nd</sup> Floor	275	25.55
<b>Total Area:</b>	<b>1,222</b>	<b>113.53</b>

**Tenancy Details**

The property is let to the tenant, trading as Fruit Shop, on a 5 year lease from 1<sup>st</sup> March 2022 at a rent of £25,000 per annum exclusive, subject to an upwards only rent review on the 3<sup>rd</sup> anniversary of the lease commencement date.

Full tenancy information is available on request to genuinely interested parties.

**Title**

Assumed freehold or long leasehold.

**Price**

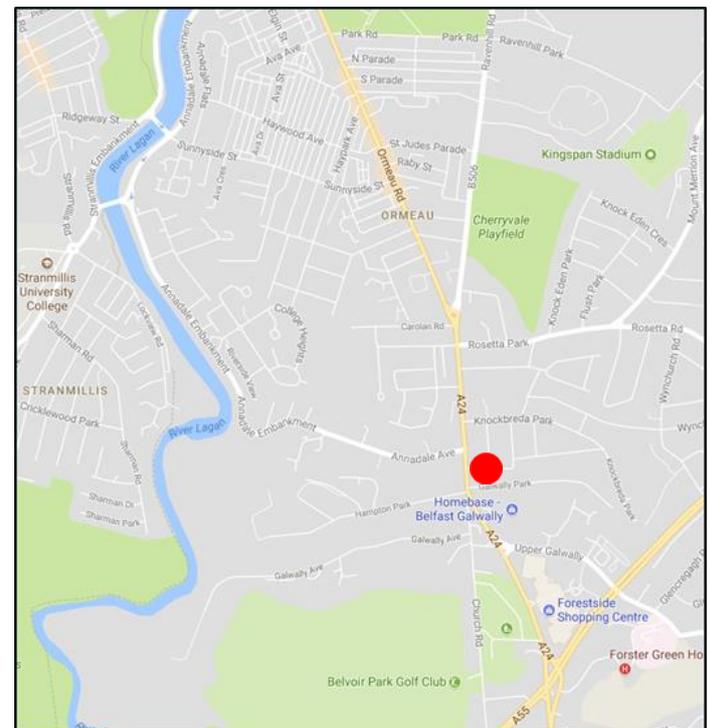
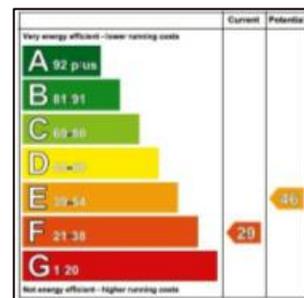
£285,000 exclusive, subject to contract.

A purchase at this level would reflect a NIY of c.8.5% after purchase costs of c.3.11%.

**VAT**

We are advised that the property is not elected for VAT.

**EPC**



Not to Scale – For Identification Purposes Only

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