

# FOR SALE

# McKIBBIN

COMMERCIAL PROPERTY CONSULTANTS

02890 500 100



RETAIL & RESIDENTIAL  
INVESTMENT

119 & 119A ORMEAU ROAD  
BELFAST  
BT7 1SH

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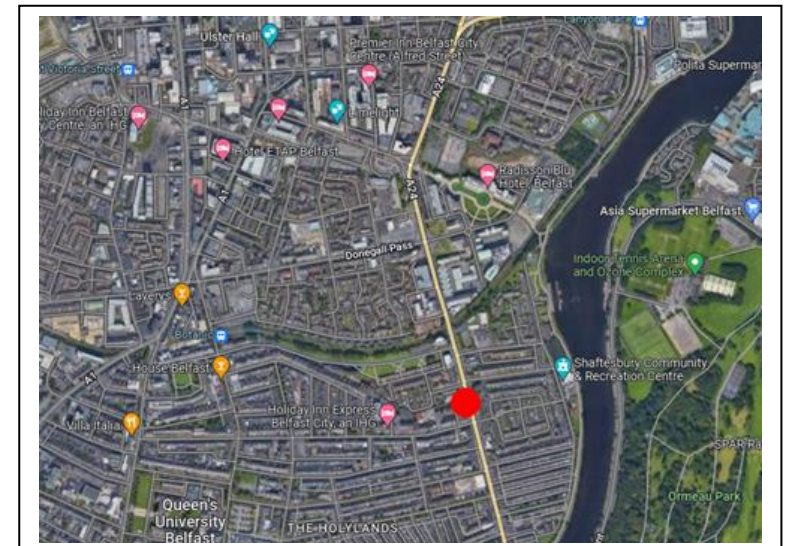
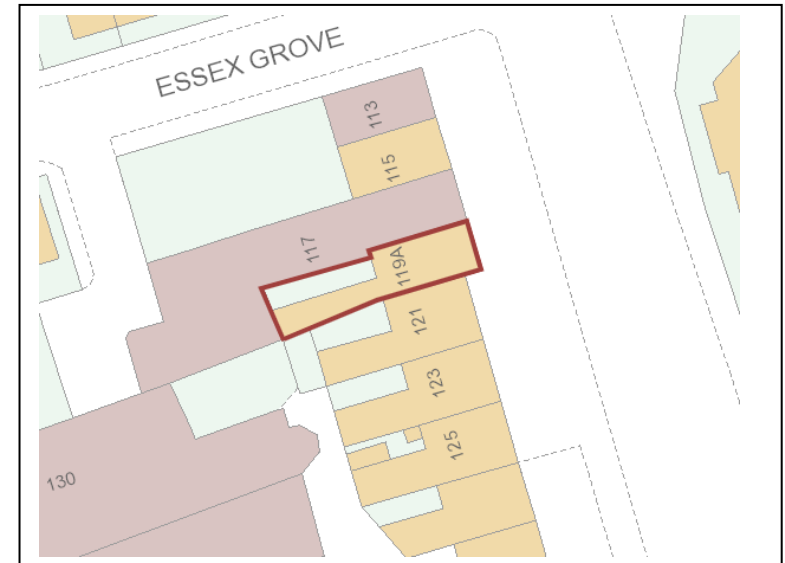
119 & 119A Ormeau Road, Belfast, BT7 1SH

- The property is located on the Ormeau Road, the main thoroughfare in South Belfast and close to the junction of University Street.
- The premises are situated in a densely populated area which are served by the usual commercial/retail outlets.
- There are two car parking spaces to the front of the property.
- The mixed-use property is currently fully let and producing a gross rental of £30,000 per annum, exclusive.

## ACCOMMODATION

Ground Floor	Area
Main Sales	- c. 44.42 m <sup>2</sup> ( 478 ft <sup>2</sup> )
Rear Storage	- c. 21.55 m <sup>2</sup> ( 232 ft <sup>2</sup> )
<b>Total (Ground Floor)</b>	<b>- c. 65.97 m<sup>2</sup> ( 710 ft<sup>2</sup>)</b>
Rear enclosed yards with additional store. There are 2 car parking spaces to the front of the property.	

First Floor	Area
Living Room	- c. 27.10 m <sup>2</sup> ( 292 ft <sup>2</sup> )
Room 1	- c. 14.00 m <sup>2</sup> ( 150 ft <sup>2</sup> )
Room 2	- c. 15.50 m <sup>2</sup> ( 167 ft <sup>2</sup> )
Kitchen	- c. 10.30 m <sup>2</sup> ( 111 ft <sup>2</sup> )
2 WC's	
Second Floor	Area
Room 3	- c. 27.10 m <sup>2</sup> ( 292 ft <sup>2</sup> )
Room 4	- c. 15.60 m <sup>2</sup> ( 168 ft <sup>2</sup> )
Third Floor	Area
Room 5	- c. 27.70 m <sup>2</sup> ( 298 ft <sup>2</sup> )
<b>Total (Upper Floors)</b>	<b>- c. 137.30 m<sup>2</sup> (1,478 ft<sup>2</sup>)</b>
<b>TOTAL AREA (Entire Building)</b>	<b>- c. 203.27 m<sup>2</sup> (2,188 ft<sup>2</sup>)</b>



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## LEASE DETAILS

### GROUND FLOOR

#### Tenant:

Eileen's Day Today Limited

#### Term:

10 years from 1<sup>st</sup> April 2022.

(Tenant has an option to extend by another 5 years at expiry).

#### Rent:

£12,000 per annum, exclusive.

#### Rent Review:

At the expiry of the fifth year.

## UPPER FLOORS

The upper floors are split into 5 No. furnished bedrooms which are currently let and producing a gross rental of £18,000 per annum (Net Rent £15,136.92 per annum, exclusive).

## SALES DETAILS

#### Title:

Assumed Freehold or Long Leasehold, subject to a nominal ground rent.

#### Price:

Offers in excess of £350,000, exclusive.

## RATES INFORMATION

### NAV

Shop Premises £5,400

Living Accommodation £150,000

### Rate in £ 2023/24

Shop Premises 0.572221

Living Accommodation 0.008695

### Rates payable 2023/24

Shop Premises £2,471.99

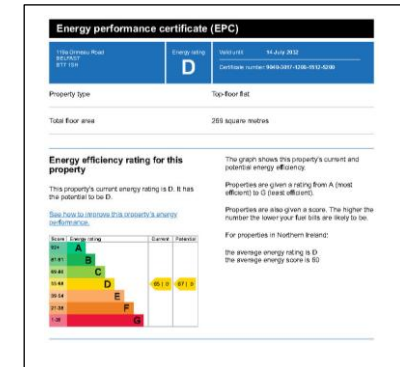
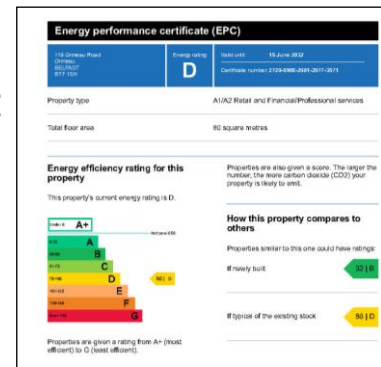
(including Small Business Rates Relief)

Living Accommodation £1,304.25

## VAT

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

## EPC



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