

**OK
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FOR SALE / TO LET

139-141 Holywood Road, Belfast, BT4 3BE

Prominent Modern First & Mezzanine Floor Offices of c. 153 sq m (1,650 sq ft)

LOCATION

Prominent location on the Hollywood Road, one of East Belfast's main arterial routes close to its junction with the Belmont Road and opposite the beautiful Art Deco Strand Arts Centre.

Other occupiers in the immediate area and nearby the vibrant Belmont Village include Insight, Maxol Petrol Filling Station, Strand Arts Centre, Tesco, Monad Restaurant, a wide range of restaurants, cafes, shops, hair & beauty salons and the new Park Avenue development of 90 new homes.

DESCRIPTION

The subject comprises modern office suite arranged over first and mezzanine floors fitted to include carpeted floors, painted & plastered walls, suspended ceilings, recessed lighting, intruder alarm and intercom entry system.

Benefits from free on street parking and the free DOE car park directly behind the property.

ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
GROUND FLOOR (Comprising Disabled WC)		
FIRST FLOOR (Comprising entrance lobby, open plan office and kitchenette)	c. 85 sq m	913 sq ft
MEZZANINE (Comprising open plan office, private office, comms room, balcony and 2 no. WCs)	c. 68 sq m	737 sq ft
TOTAL AREA	c. 153 sq m	1,650 sq ft

Customer Due Diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksi/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

REF: 8244



SALES DETAILS

PRICE: £185,000
TITLE Long leasehold subject to a nominal ground rent.

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

LEASE DETAILS

RENT: £16,000 per annum
TERM: Negotiable subject to periodic upwards only rent reviews
REPAIRS / INSURANCE: Effective FRI lease by way of service charge liability
AVAILABILITY: Immediately on completion of legal formalities

VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.



NAV (RATES PAYABLE)

NAV: £14,100
Estimated rates payable in accordance with LPS Website: £8,451

All perspective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.



FURTHER INFORMATION

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O'CONNOR KENNEDY TURTLE

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OKT for themselves and for the Vendors or Lessors of this property whose agents they give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.