



Instinctive  
Excellence  
in Property.

# To Let

**Prominent Retail Unit**  
c. 602 sq ft (c. 55.91 sq m)

Unit 6  
174-184 Ormeau Road  
Belfast  
BT7 2ED

**RETAIL**

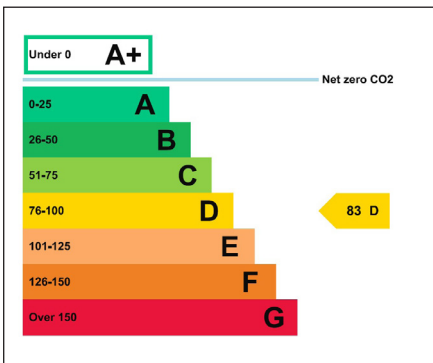


**RETAIL**

**Location Map**



**EPC**



**Location**

The property is prominently positioned on the Ormeau Road in south Belfast, approximately 1 mile from Belfast city centre. The Ormeau Road benefits from a high level of passing vehicular as it is one of the main arterial routes into Belfast city centre from the south of the city. The area also benefits from a high volume of pedestrian footfall due to the large residential population in the area.

**Description**

The property comprises a prominent ground floor retail unit with excellent frontage onto the Ormeau Road. The unit benefits from an open plan retail area with WC facilities to the rear and roller shutters to the front.

There is communal car parking to the rear of the property with the option to take spaces subject to a licence agreement.

**Accommodation**

The property has been measured in accordance with the RICS Code of Measuring Practice, Sixth Edition. All areas being approximate:

Description	Sq Ft	Sq M
Ground Floor	c. 602	c. 55.91

**Lease Details**

**Term:** Negotiable  
**Rental:** £10,000 per annum exclusive  
**Service Charge:** c. £600 per annum exclusive

**Rates**

We have been advised by the Land and Property Services of the following rating information:

**Net Annual Value:** £6,350  
**Rate in the £ for 2023/2024:** £0.572221  
**Estimated rates payable:** £3,633.60

**VAT**

All prices, rentals and outgoings are quoted exclusive of VAT.

**Anti-Money Laundering**

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

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**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/ukksi/2017/692/made>). Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Osborne King. 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.

**MISREPRESENTATION ACT 1967**

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