

**finch**<sup>TM</sup>

3 Excellent **Units**

**finch**

Unit 1



**THE SKY'S THE LIMIT!**  
To Let - 1,227 Sq Ft (113.98 Sq M)

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**To Let**

**332-338 Ormeau Road,  
Belfast, BT7 2GE**

Suitable for a variety of uses:





# ORMEAU ROAD



# Location

The property is located on (A24) Ormeau Road, which is one of Belfast's main arterial routes, approximately 1.5 miles south of the City Centre.

The surrounding area is one of Belfast's most vibrant and thriving neighbourhoods with a mix of high value homes and apartments, local businesses, schools, shops, cafés, bars and restaurants.

In addition, its proximity to the city centre and Queens University means the street is very busy morning, afternoon and evening 7 days a week.

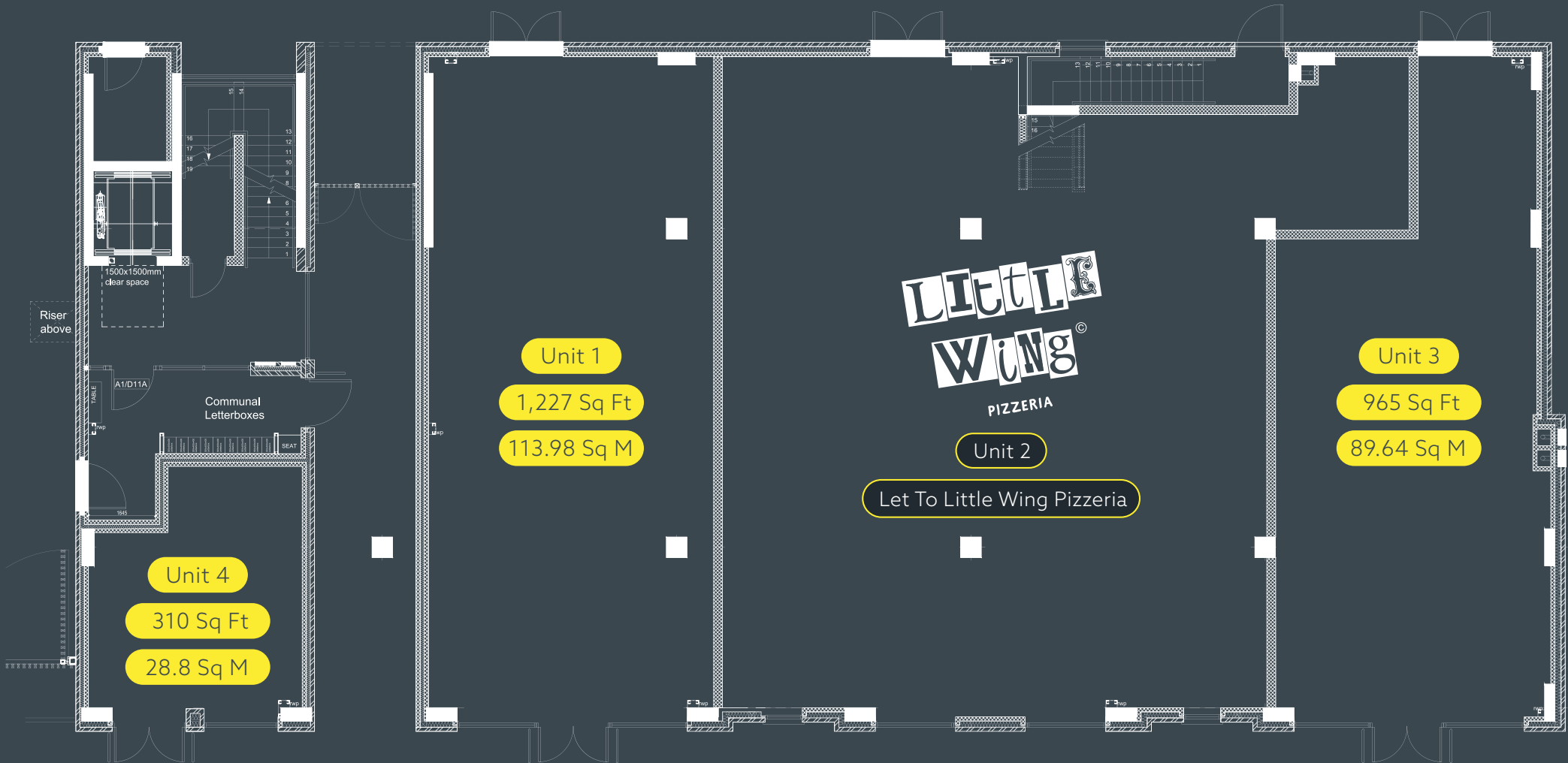


Neighbouring occupiers include Little Wing, Shed Bistro, Bengal Brasserie, Northern Lights, Errigle Inn, Canteen Coffee Roasters, Kaffe O, General Merchants.

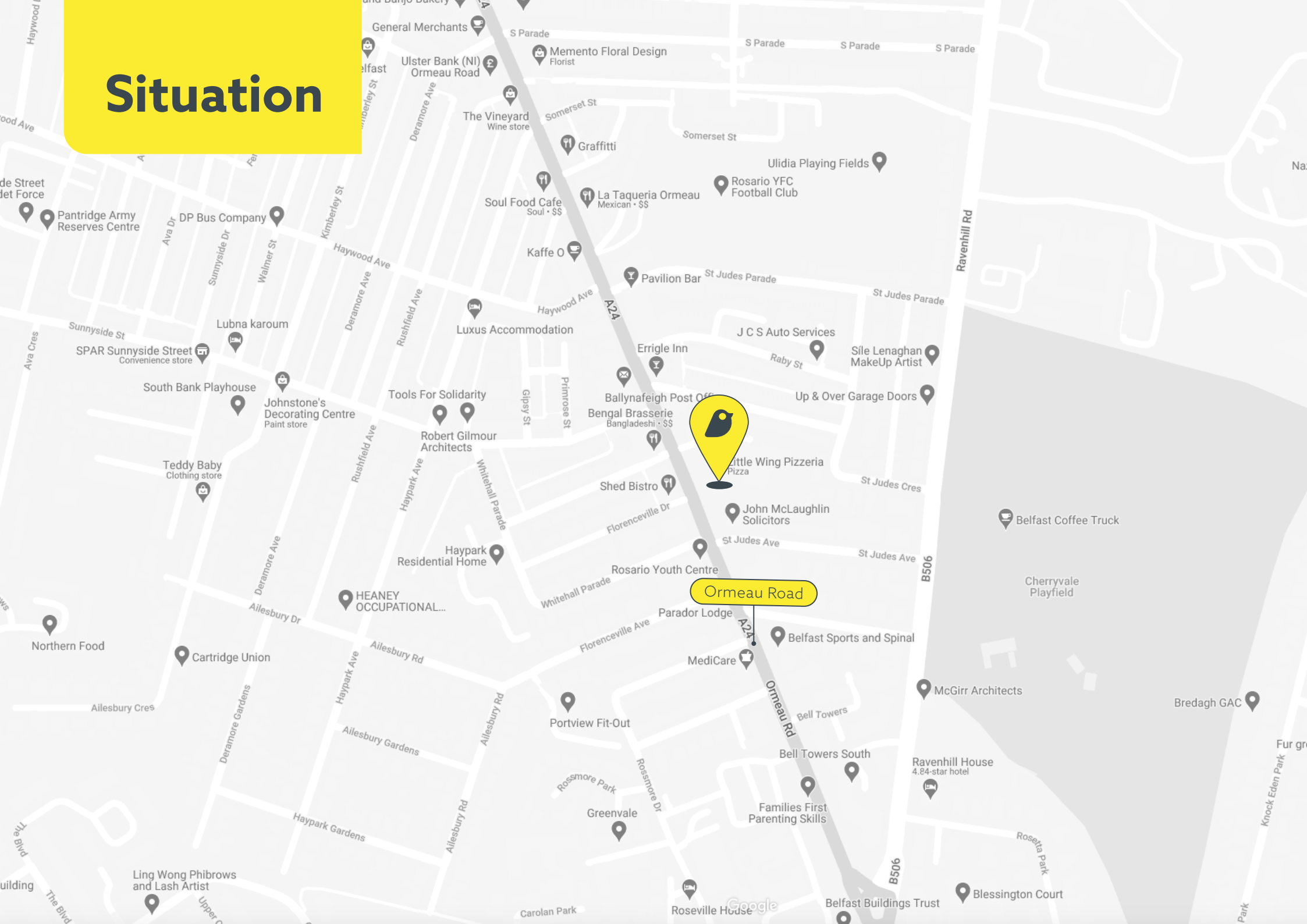
# Accommodation

The units are located on the ground floor of the Ormeau Residences development of 55 luxury apartments which was completed in 2021.

They are finished to shell specification with capped services to suit all uses. Units 1&3 can be serviced from the rear.



# Situation



## Lease Details

Unit	Sq Ft	Sq M	Rent	Service Charge	Rates Payable	Insurance
1	1,227	113.98	£30,750	£1,132.00	£12,874.97	£333.20
3	965	89.64	£25,000	£890.00	£10,929.42	£262.05
4	310	28.8	£10,000	£286.00	TBC	£84.18

## Further Information

For further information or viewing please contact:

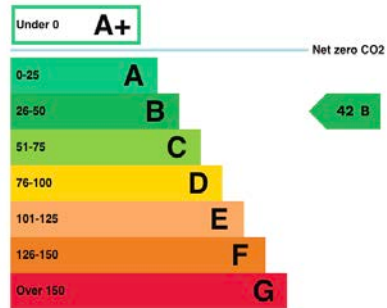
**Nicky Finnieston**

+44 (0) 7771 988 007

nicky@finchCRE.com

## EPC - Unit 1: 42B

This property's current energy rating is B.

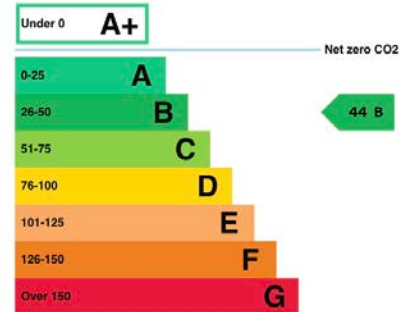


Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

## EPC - Unit 3: 44B

This property's current energy rating is B.

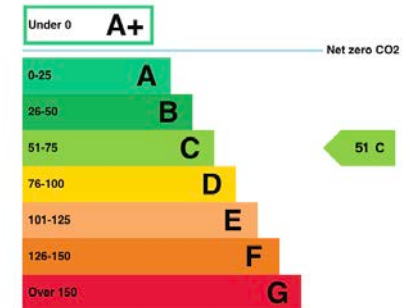


Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

## EPC - Unit 4: 51C

This property's current energy rating is C.



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