

**OK
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TO LET

Units B & C, 397 Ormeau Road, Belfast, BT7 3GP

Prominent Retail Units from c. 485 sq ft - c. 1,109 sq ft

LOCATION

Belfast is Northern Ireland's capital city and largest urban settlement, having a population of c. 670,000 within its Metropolitan area. The city is located approximately 103 miles north of Dublin and 75 miles southeast of Londonderry.

The subject property is centrally located on the Ormeau Road, one of Belfast's main arterial routes and most affluent areas.

The property is situated a short distance from the city centre and offers a wide and varied selection of cafes, restaurants independent boutiques and national retailers in close proximity, along with shopping at the nearby Forestside Shopping Centre.

The area also benefits from a wealth of leisure and outdoor spaces to include Ormeau Park, not to mention scenic walks around the Ormeau, Annadale and Stranmillis embankments.

Neighbouring occupiers include Amnesty International, Café Nero, Mauds Ice-cream, Mackey Opticians, Ulster Bank, Oxfam and La Taqueria.

The immediate area benefits from ample on street car parking.

DESCRIPTION

The subject comprises two ground floor units with within a prominent purpose-built retail / office building fronting the Ormeau Road.

Both units are finished to a high standard benefit from full height glazed windows and staff kitchen / WC facilities.

The units are available separately but could also be let as a single large retail / office space.

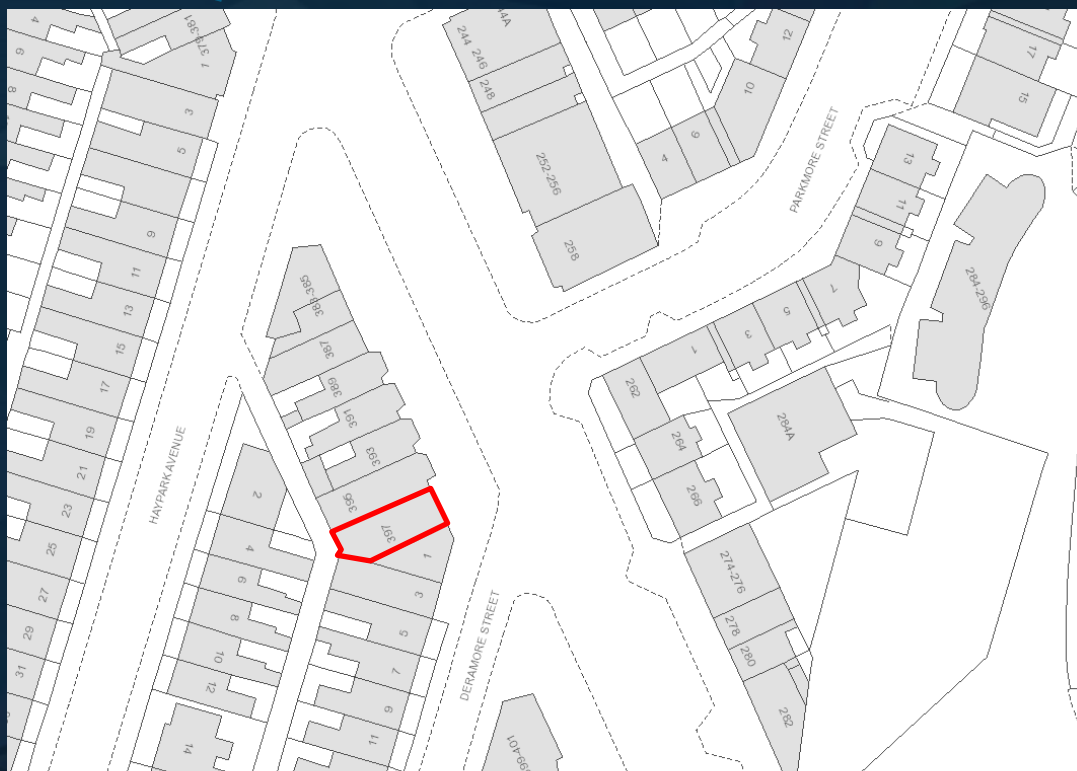
ACCOMMODATION

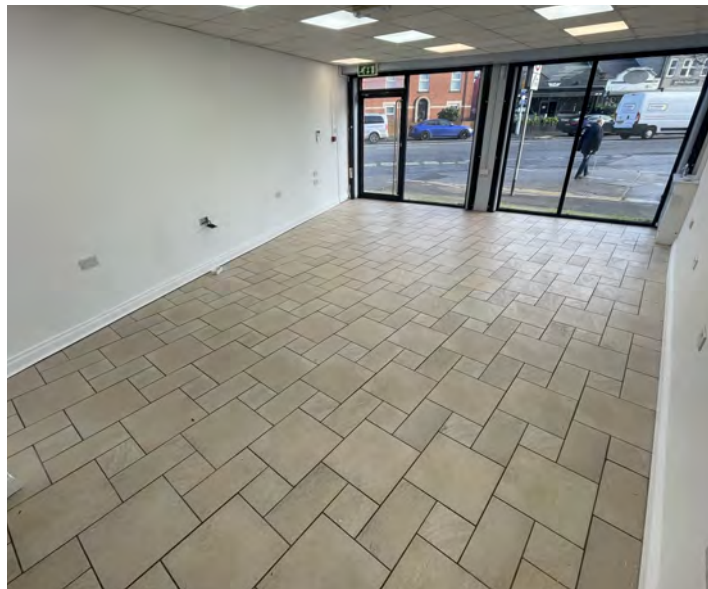
DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
Unit B	c. 45 sq m	485 sq ft
Unit C	c. 58 sq m	624 sq ft
TOTAL ACCOMMODATION	c. 103 sq m	1,109 sq ft

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/uk/si/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: 9374





LEASE DETAILS

RENT: Unit B: £18,000 per annum
Unit C: £16,000 per annum

TERM: Negotiable

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

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.

NAV (RATES PAYABLE)

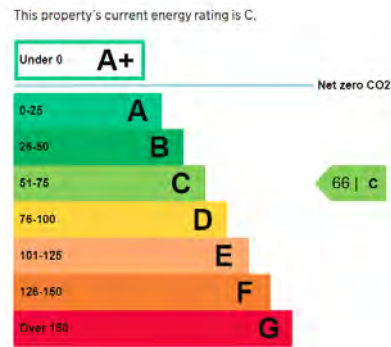
Unit B: £11,100

Estimated rates payable in accordance with LPS Website: £6,351.65

Unit C: £6,600

Estimated rates payable in accordance with LPS Website: £3,955.79

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



FURTHER INFORMATION

For further information / viewing arrangements please contact:

JAMES CHRISTIE

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O'CONNOR KENNEDY TURTLE

Belfast Office: 22 Adelaide Street, Belfast BT2 8GD **028 9024 8181** | Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ **028 7034 4244** okt.co.uk

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.

