

# For Sale

Prominent Commercial Property  
365-369 Ormeau Road, Belfast, BT7 3GP





# For Sale

## 365-369 Ormeau Road, Belfast, BT7 3GP



### Property Highlights

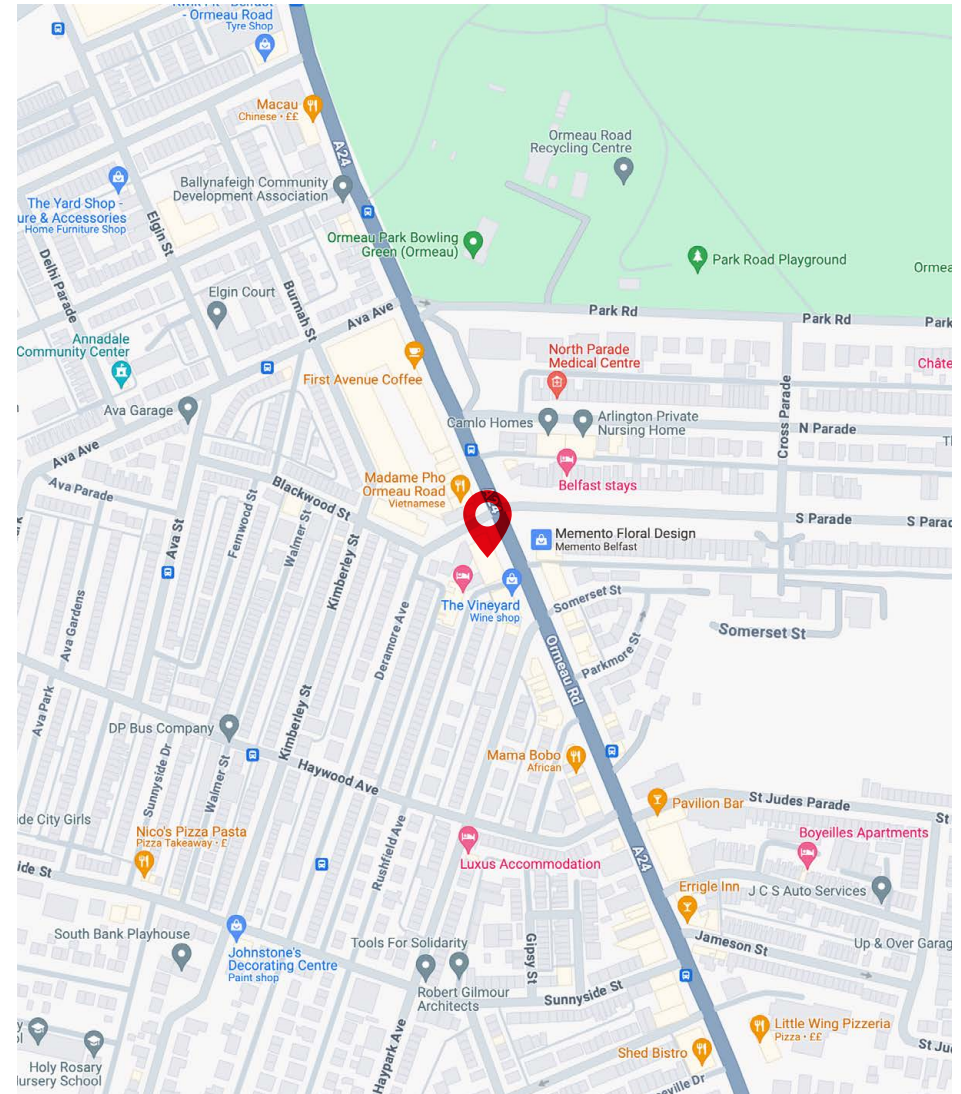
- Former bank premises arranged over ground, first and second floors.
- Extending to approximately 3,652 Sq Ft (339.32 Sq M).
- Suitable for a variety of uses or redevelopment, subject to planning permission.

### Location

The Ormeau Road is an arterial thoroughfare in south east Belfast between the city centre and the A55 Outer Ring that is well served by public transport. It is an affluent and highly desirable suburb comprising high value residential dwellings and a range of commercial premises such as retail, office, F&B and licensed.

The subject property occupies a highly prominent position on the Ormeau Road approximately 1.5 miles south east of the city centre between Deramore Avenue and Rushfield Avenue in close proximity to Ormeau Park benefitting from high volumes of pedestrian and vehicular traffic.

Neighbouring occupiers include Oriel Pharmacy, Hampton Estates, Reeds Rains, The Juice Jar, Caffe Nero, General Merchants, Ormeau Credit Union and Tesco Express.



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### Description

Mid terrace former bank premises of a traditional construction with on street car parking to the front.

Two storey building to the front and single storey to the rear beneath pitched and flat roofs.

Painted smooth rendered and granite cladded façade comprising aluminium framed single and double glazed windows with electric roller shutters. The rear elevation of the property is finished in a painted render.

The ground floor, which has DDA compliant access, is configured to provide a banking hall, open plan office, several private offices together with storage accommodation and a vault. To the rear of the ground floor there is a very small yard which leads to an alleyway. The property benefits from a Right of Way over the alleyway situated to the rear.

The first floor comprises offices, stores, kitchen and WC facilities with the second floor providing storage accommodation.

#### Internal fitout includes:

- Plastered/painted and papered walls.
- Plastered/painted and suspended ceilings.
- Range of recessed and surface mounted ceiling and wall lighting.
- Carpet and vinyl floor coverings.
- Part perimeter trunking and floor boxes.
- Air conditioning and electric wall mounted radiators.



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### Accommodation

The property provides the following approximate net internal area:

Description	Sq Ft	Sq M
Ground Floor	2,248	208.85
First Floor	613	56.94
Second Floor	791	73.53
<b>Total</b>	<b>3,652</b>	<b>339.32</b>

### Title

We understand that the property is held Long Leasehold, subject to a nominal ground rent.

### Non Domestic Rates

We have been advised by Land & Property Services that the Net Annual Value for the property is £43,400 resulting in rates payable for 2024/25 of approximately £26,012 (excluding any reliefs that may be applicable).

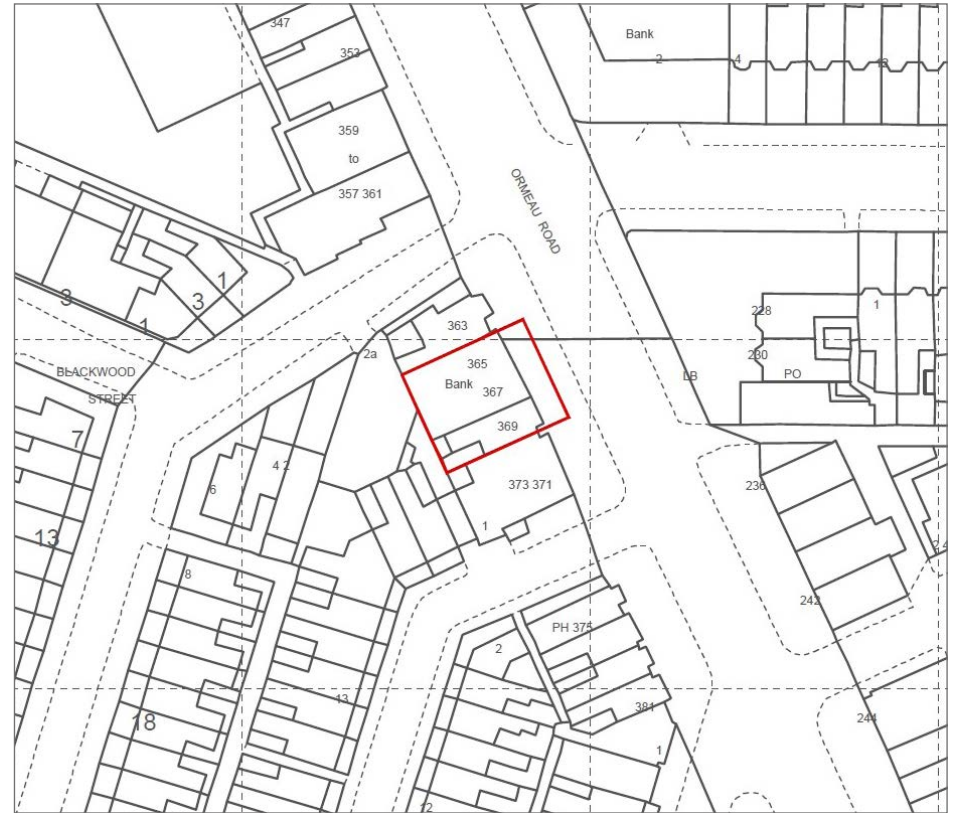
All prospective purchasers should make their own enquiries with LPS.

### Price

Offers in excess of £325,000 exclusive, subject to contract.

### VAT

We are advised that the property is not elected for VAT.

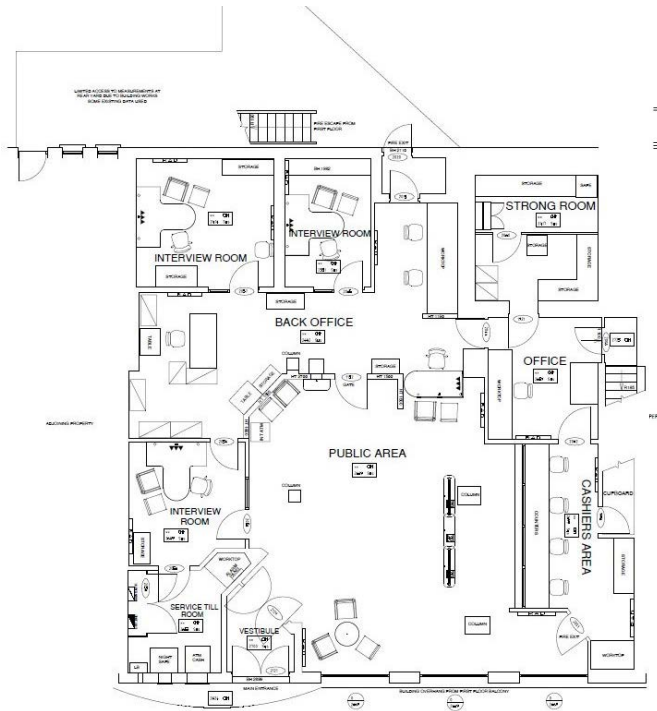


## Map of Property

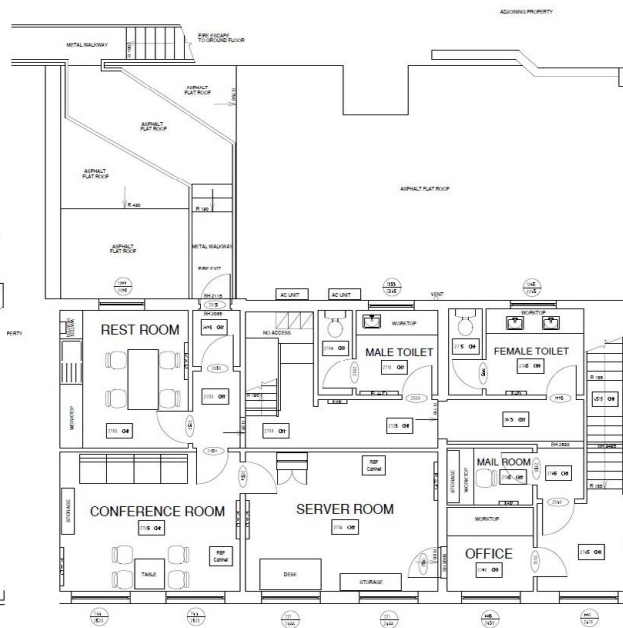
Not To Scale. For indicative purposes only.



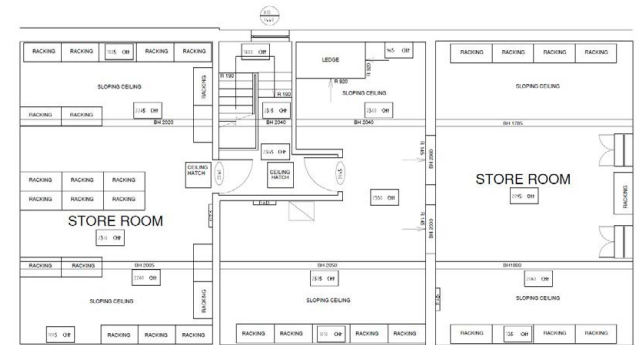
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**Ground Floor Layout**

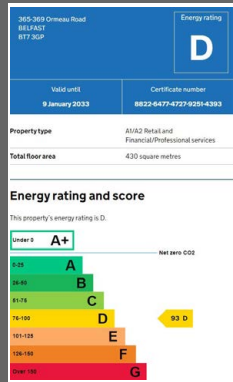


**First Floor Layout**



**Second Floor Layout**

## EPC



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