

To Let

Prime Retail Unit

Unit 2 The Bakery, 339 Ormeau Road, Belfast, BT7 3GL



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Property Highlights

- Occupying a highly prominent and accessible position on the Ormeau Road close to Ormeau Park.
- Fitted unit within the prestigious Bakery development extending to approx. 785 Sq Ft (72.93 Sq M).
- Lay-by car parking to the front.
- Immediately available.

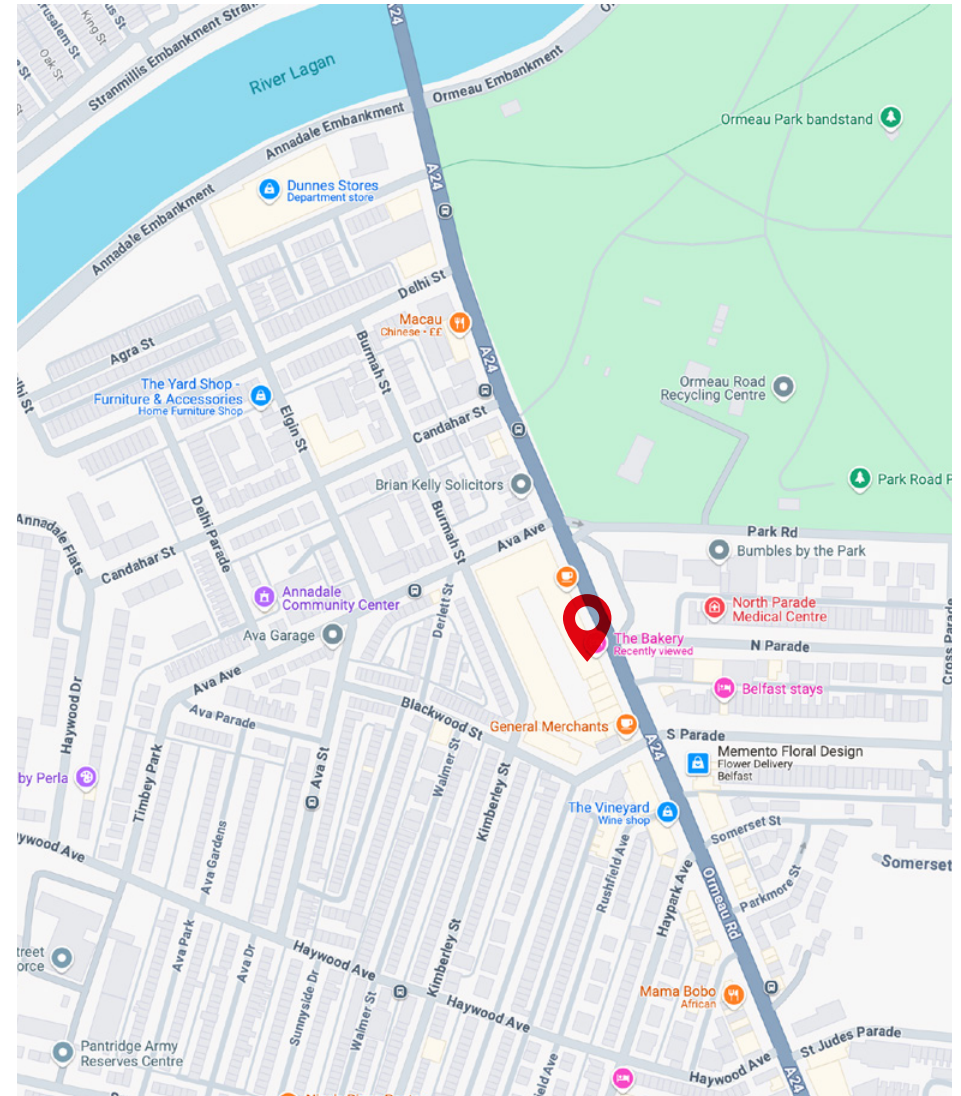
Location

The Ormeau Road is a main arterial route in southeast Belfast connecting the city centre to the A55 Outer Ring and is well served by public transport. The highly sought after suburb comprises high value residential properties and an array of commercial uses such as retail, office and F&B.

The premises form part of the prestigious Bakery development and occupy a prime position on the Ormeau Road close to Ormeau Park benefiting from high volumes of pedestrian and vehicular traffic. Occupiers within the terrace include Centra, Tesco Express, General Merchants, Neptune and Madame PHO.

Description

A modern ground floor fitted retail unit configured to provide retail sales together with an office/store, kitchen and WC facilities with features such as solid wood floor covering, aluminium framed glazed shopfront and electric roller shutter. The premises benefit from lay-by car parking to the front and are serviced from the rear via a service corridor.



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Accommodation

The premises provides the following approximate internal area:

Description	Sq Ft	Sq M
Ground Floor	785	72.93

Lease Details

Term:	By Negotiation.
Rent:	£20,000 pax, subject to contract.
Repairs:	Full Repairing terms.
Service Charge:	Approx. £740 pax
Buildings Insurance:	Approx. £200 pax

Non Domestic Rates

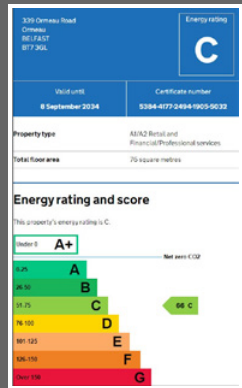
NAV = £15,900
Rates Payable 2024/25 = c. £9,530

VAT

We are advised that the property is elected for VAT.



EPC



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