



Instinctive
Excellence
in Property.

To Let

(Due to Retirement)

Established Cafe Premises

258 Ormeau Road
Belfast
BT7 2FZ

CAFE/COMMERCIAL



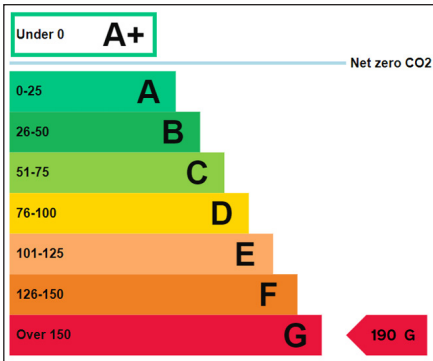
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EPC



Location

The property is prominently located on the Ormeau Road. The property is situated on a busy parade of commercial occupiers and benefits from strong footfall on this busy arterial route to Belfast city centre, which is just over one mile away.

Neighbouring commercial occupiers include Ormeau Credit Union, Mauds and other independent retailers.

Description

The property extends to ground and first floors in a mid terrace building of traditional construction. The building has a modern exterior finish and internally is currently fitted and trading as a cafe and is finished to a good standard.

The property comprises ground floor cafe to the front with kitchen to rear and stairwell leading up to the first floor cafe seating and store area. WC's are located on both levels.

Finishes in the cafe include laminate flooring, plastered/painted walls, ceiling lighting, PVC windows and electric roller shutter.

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	489	45
First Floor	356	33
Total	845	78

Rates

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

Net Annual Value: £7,400*
Estimated rates payable: £4,435

** The property may benefit from the Small Business Rates Relief Scheme which would provide an occupier with a 20% reduction. Please liaise with LPS.*



Lease Details

New lease to be negotiated at £15,000 per annum, available December 2024.

Opportunity

The business has been operated by the current tenants for many years who are closing the business (Graffiti) due to retirement. The fixtures and fittings can be acquired separately by negotiation with the tenant who are due to vacate in December. For further information please contact Osborne King.

The building could be used for alternative commercial uses subject to planning. Further the current cafe could be licensed also subject to the necessary consents.

VAT

The property is not liable for VAT.

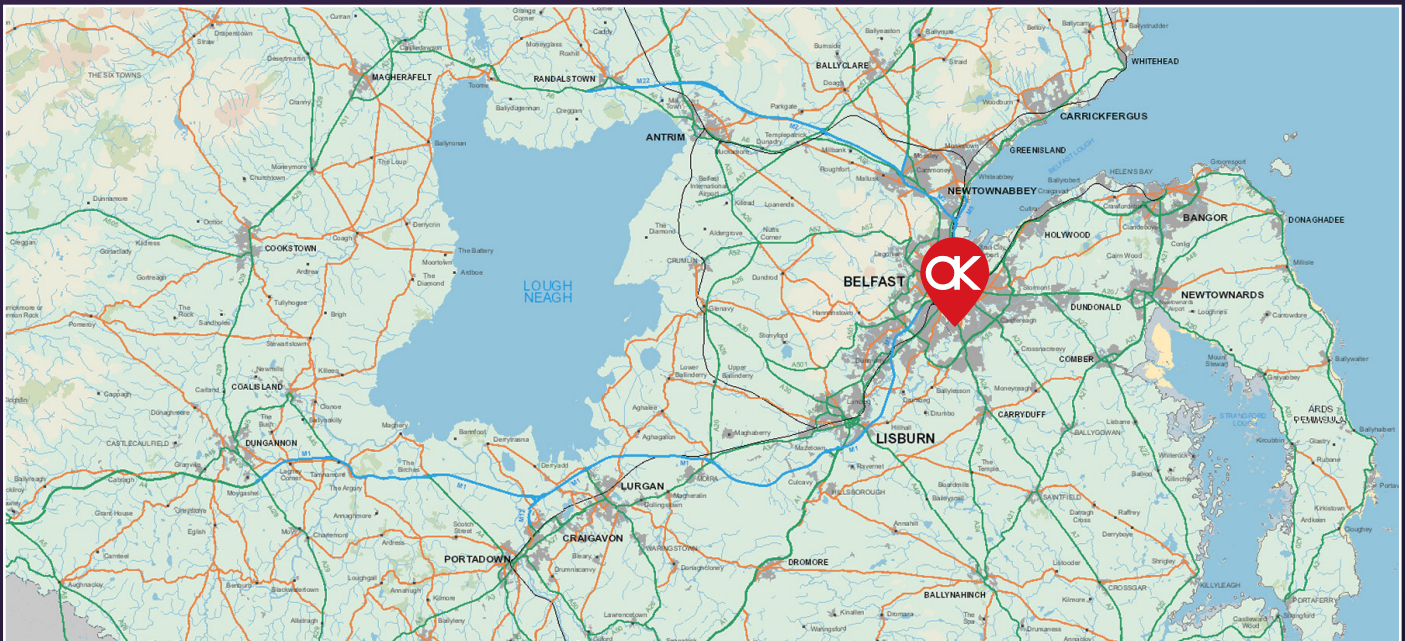
Anti-Money Laundering

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.





FOR IDENTIFICATION PURPOSES ONLY



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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/uk/si/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

The premises are offered subject to contract, availability and confirmation of details. The particulars do not form part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied upon as statements of fact any attending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The vendors or lessors do not make or give Osborne King and Megran Limited or any person in its employment, any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. These particulars are issued on the understanding that all negotiations are conducted through this company, Osborne King & Megran Limited. Registered in Northern Ireland No. 27969. Registered Office: 3rd Floor, Imperial House, 4-10 Donegall Square East, Belfast, BT1 5HD. Any maps / Plans based on the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office Crown Copyright Reserved Licence No. CS 369. This plan is for convenience only. Its accuracy is not guaranteed and shall not be deemed to form part of any contract.