



To Let

Prominent Fitted Ground Floor Retail / Commercial Unit
373 Ormeau Road, Belfast BT7 3GP



CUSHMAN & WAKEFIELD
MCCOMBE & PIERCE

028 9023 3455
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Prominent Fitted Ground Floor Retail / Commercial Unit 373 Ormeau Road, Belfast BT7 3GP



PROPERTY SUMMARY

- Prominent Fitted Modern Ground floor unit
- Accommodation extends to NIA of approx. 770 sq.ft
- Finished to a good specification
- Suitable for a variety of Uses (STPP)
- Guide Rent £24,000 per annum exclusive

LOCATION

The property occupies a highly prominent corner position on Ormeau Road at the junction with Rushfield Avenue. The Ormeau Road is one of Belfast's main arterial routes which provides ease of access to the city centre and the A55 Outer Ring. This vibrant suburban area is home to a wide range of retailers, office occupiers, cafes, bars & restaurants along with a host of leisure occupiers.

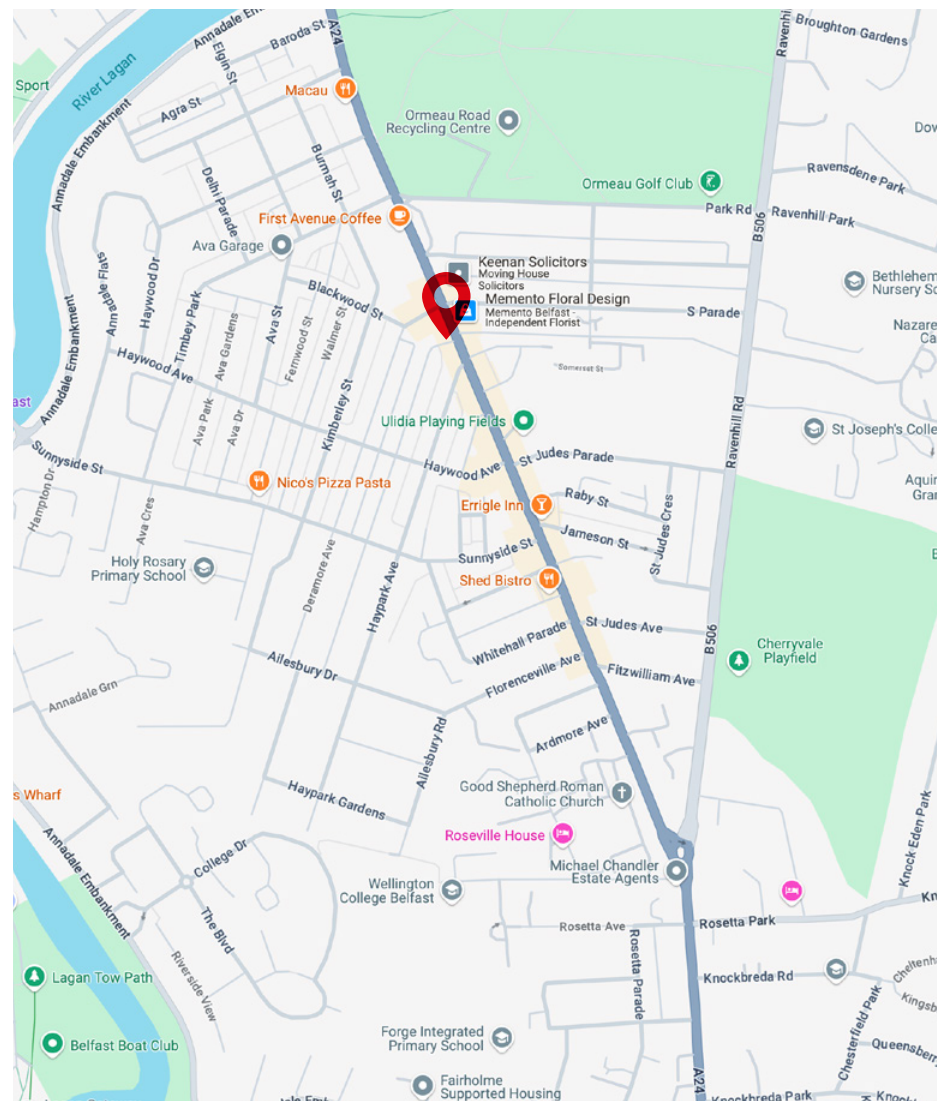
Occupiers within the immediate vicinity include Memento Florists, Indie Fude, Keenan Solicitors, General Merchants, Caffe Nero, Adore Me Beauty, Tesco & The Juice Jar.

DESCRIPTION

This modern ground floor fitted commercial unit is configured to provide an open plan sales office together with a partitioned office/meeting room, and WC facilities.

The premises are fitted to a good specification to include an aluminium glazed shopfront, tiled floor, plastered & painted walls and ceiling with a range of feature light fittings. The unit also benefits from floor boxes and data cabling, built-in storage/filing, security alarm system and gas fired central heating.

There is also layby parking to the front of the unit and great access to public transport.



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ACCOMMODATION (all areas are approximate)

The unit provides the following approximate NIA:

Description	Sq M	Sq Ft
Ground Floor Commercial Unit	770	71.58
W.C		
Total	770	71.58

LEASE DETAILS

Term: By Negotiation.
Rent: £24,000 pax, subject to contract.
Repairs: Full Repairing terms.
Service Charge: A fair proportion of service charge to include building insurance, external repairs and common area cleaning will be applied.

NON DOMESTIC RATES

NAV = to be reassessed but approximately £16,149
Rates Payable 2024/25 = c. £9,679

VAT

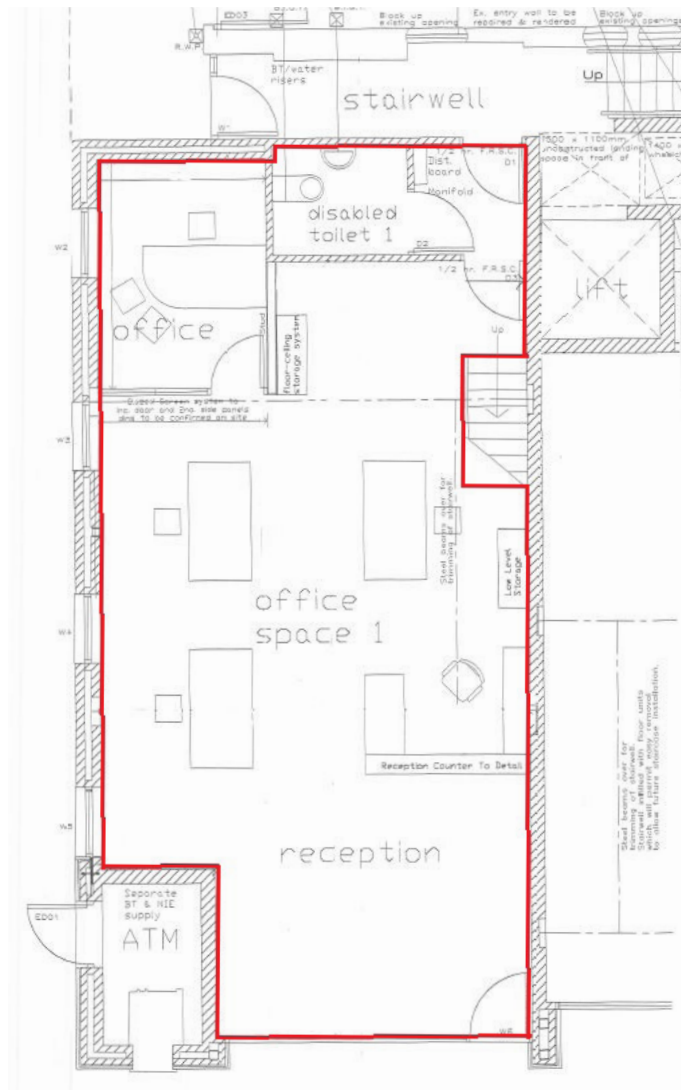
We are advised that the property is elected for VAT



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Ground Floor

Not To Scale. For indicative purposes only.

FURTHER INFORMATION

For more information or to arrange a viewing please contact:



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