

To Let

Prominent Commercial Property
1st Floor, 463 Ormeau Road Belfast BT7 3GR



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Property Highlights

- Extending to approximately 258sq m (2,777sq ft).
- Fitted to an excellent standard.
- Occupying a highly prominent position on this busy arterial route.
- Capable of various uses subject to any necessary statutory consents.

Location

The Ormeau Road is one of the main arterial routes into Belfast City Centre from the south of the city and is a vibrant area providing an excellent mix of retail occupiers, bars and eateries.

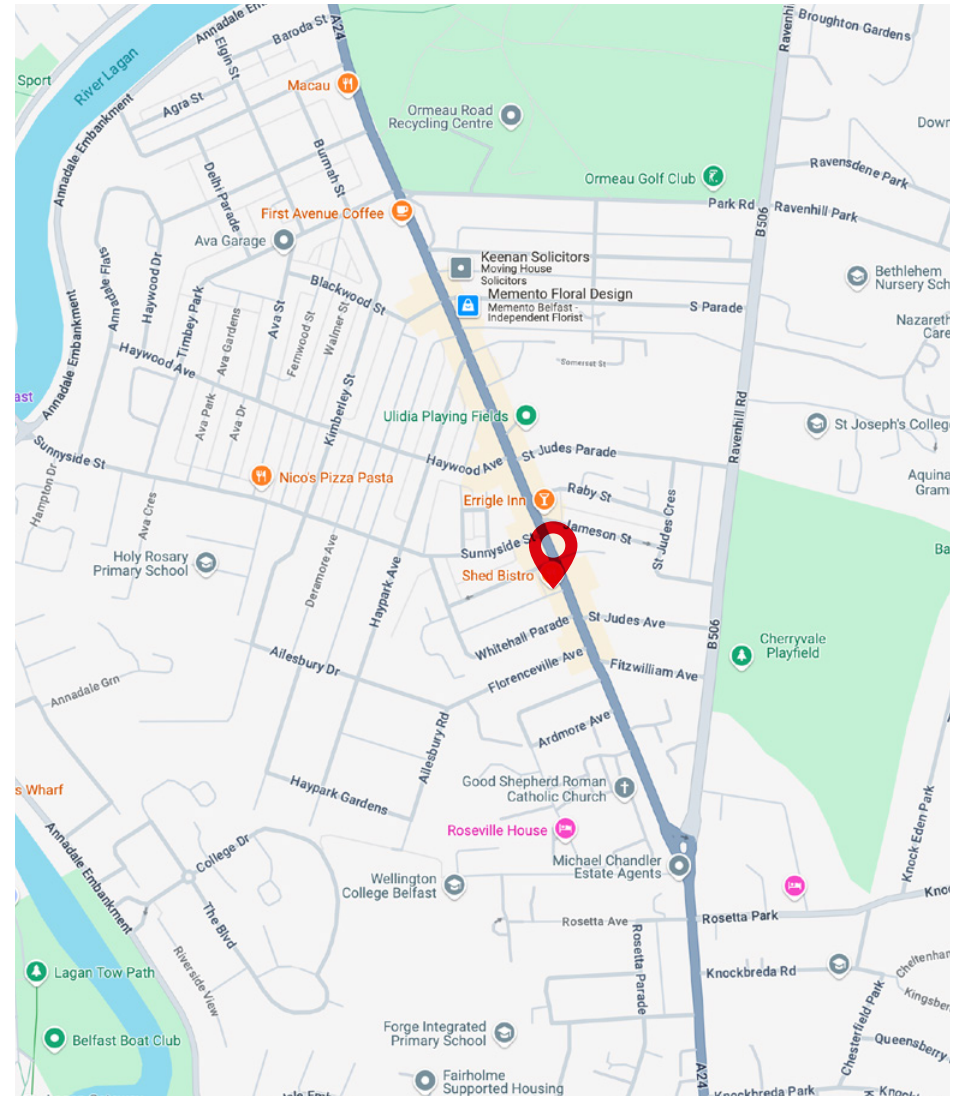
The subject property is located in a highly visible location fronting the upper Ormeau Road approximately 1 mile from Forestside Shopping Centre and 2 miles from Belfast City Centre. The surrounding area also provides an excellent catchment area with it's high density residential population.

Neighbouring occupiers include Subway, Shed Restaurant, Mortgage Solutions, Bengal Brasserie, Pizza Hut, Little Wing and a modern private rented apartment scheme 'The Residence' opposite.

Description

Carroll House is a modern mixed-use commercial property. The floor is finished to a good standard. The unit was previously occupied as a large open plan office with meeting room, store, kitchen and server room. The available space is accessed via a communal door shared with Belvoir, with entry phone system. The space also benefits from an additional side access off Whitehall Gardens. The large 'display' windows provide great advertising and branding opportunities to one of the busiest arterial routes in and out of Belfast City Centre.

The accommodation is well presented and finished to offer suspended ceilings, recessed lighting, perimeter trunking, GFCH, air conditioning in part, laminate floor covering, private office and kitchen/breakout area.



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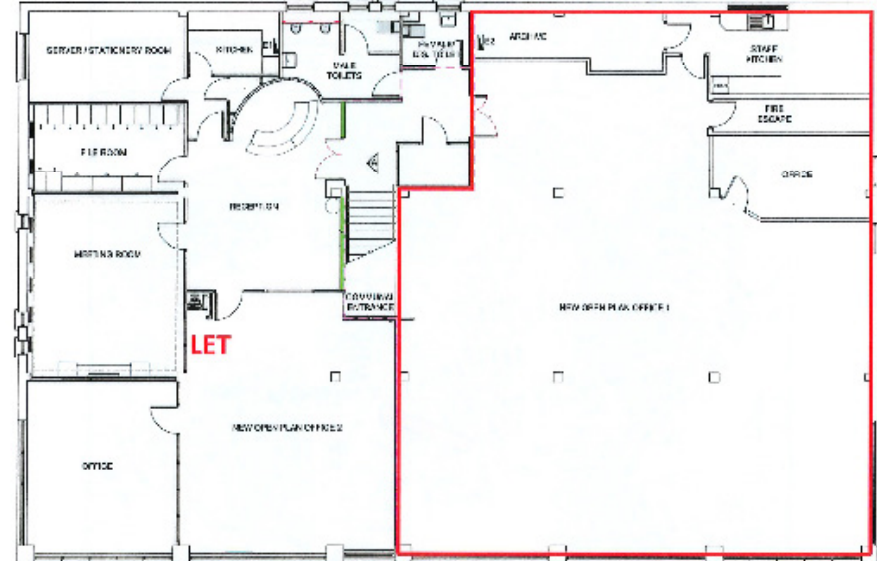
Accommodation

The property provides the following approximate net internal areas:

Description	Sq Ft	Sq M
1st Floor Studio/Retail/showroom/ Office	2,777	258

Lease Terms

Term:	By negotiation.
Rent:	£28,000 pa.
Service Charge:	A service charge will be levied to cover the external repairs, maintenance and cleaning of the common areas and management fees etc. Currently running at approx. £3.60/sqft
Repairs:	Effective full repairing and insuring terms via the service charge.
Buildings Insurance:	Tenant to reimburse the landlord in respect of a fair proportion of the premium. Amount to be confirmed.



NAV

The NAV of the subject space is £22,300 therefore estimated rates currently payable of approx. £13,365pa.

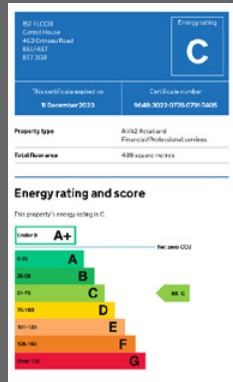
Any prospective tenant should make their own enquires with LPS.

VAT

Please note that all prices, rentals and outgoings are quoted exclusive of VAT, which may be payable at the appropriate rate.



EPC



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