



To Let Retail Premises benefitting from hot food permission

391 Ormeau Road, Belfast, BT7 3GP

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**FRAZER
KIDD**

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Summary

- Occupies a highly prominent position on the Ormeau Road.
- The Ormeau Road is a bustling suburb in south Belfast benefitting from high levels of passing traffic and footfall.
- The property extends to approximately 931 Sq Ft.

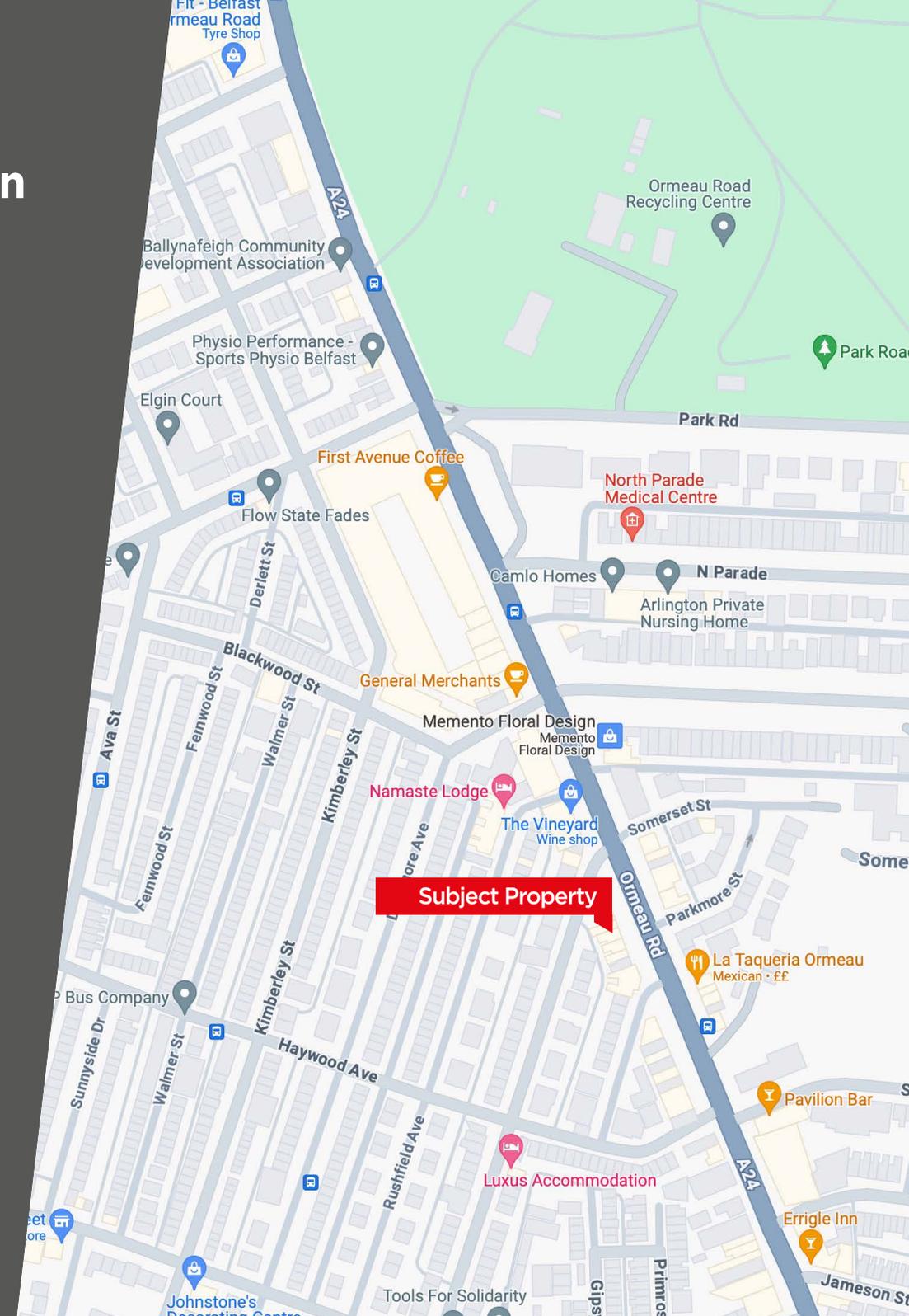
Location

The subject property occupies a prominent position on the Ormeau Road, a popular and bustling suburb positioned approximately 1.5 miles from Belfast City Centre. The Ormeau Road benefits from high levels of passing traffic and footfall, generous on street parking and fantastic public transport links. The surrounding locality provides a vibrant mix of retailers, restaurants, bars, cafés and high-density housing. Nearby occupiers include Oxfam, Naz Indian Restaurant, Shed, Stove, Caffè Nero Etc.

Description

The property comprises of an open retail/sales space with 2 small offices/storerooms on the first floor and WC. To the rear of the property comprises a rear yard for bin storage.

The property has a highly visible glazed shop frontage benefitting from electric roller shutter door gas central heating and 3 Phase Electricity.



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Accommodation

We calculate the approximate Net Internal Areas to be as follows:

Floor	Sq. M	Sq. Ft
Ground floor	58	619
First floor	29	312
W/Cs		
Total Approximate Net Internal Area:	87	931

Rates

NAV: £11,100

Non-Domestic Rate in £ (25/26): 0.626592

Rates Payable: £6,955.17 per annum

Please note, this property should be eligible for a 20% reduction in rates payable due to Small Business Rates Relief. We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).

Lease

Length of lease by negotiation.

Rent

Inviting offers in the region of £20,000 per annum.

Repair

Tenant Responsible for interior repairs and exterior repairs.

Service Charge

Tenant to be responsible for the payment of a Service Charge in connection with building insurance and agent's management fees, which is calculated at 5% plus VAT of the annual rent.

VAT

All figures quoted are exclusive of VAT, which may be payable.

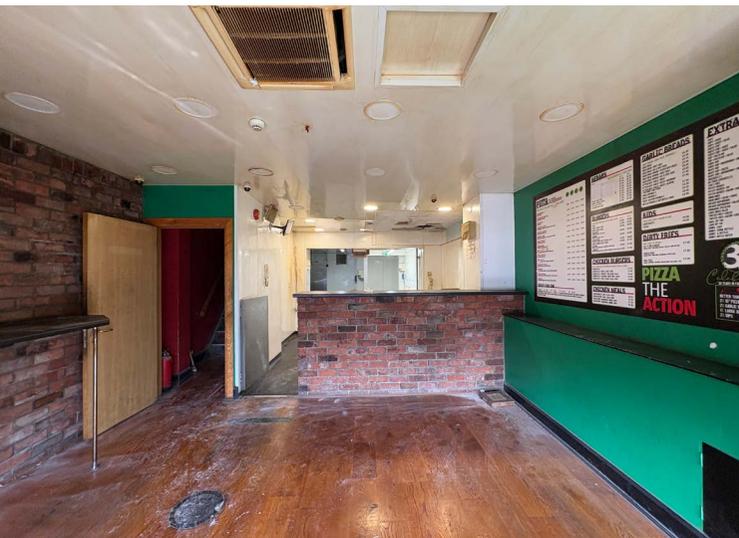
Viewing

Strictly by appointment with the sole letting agents:

Frazer Kidd

028 9023 3111

mail@frazerkidd.co.uk





FRAZER KIDD

For further information please contact:

Brian Kidd

07885 739063

bkidd@frazerkidd.co.uk

Beth Brady

07775 924283

bbrady@frazerkidd.co.uk

Telfair House, 87/89 Victoria Street, Belfast, BT1 4PB

028 9023 3111

mail@frazerkidd.co.uk

frazerkidd.co.uk

EPC



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