



Excellent Modern Ground Floor Unit

Property Highlights

- Occupying a highly prominent position in this popular south Belfast suburb.
- Extending to approximately 4,332 sqft (402 sqm).
- Benefits from high levels of passing traffic and footfall.
- Nearby occupiers include AbbeyAutoline, Corries Butchers, The Errigle Inn, Shed Bistro, Winemark, Subway, District Coffee and The Pavilion Bar.
- Suitable for a variety of uses, subject to planning/consents.

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TO LET BY WAY OF ASSIGNMENT OR SUBLEASE

Units 3-5 Curzon Building, 306-310 Ormeau Rd, Belfast, BT7 2GE

Location

The subject premises occupies a prominent corner position on the Ormeau Road, a popular suburb approximately 1.5 miles from Belfast City Centre. This main arterial route serving the south of the city benefits from high levels of vehicular traffic and pedestrian footfall, whilst the surrounding locality provides a vibrant mix of retailers, restaurants, bars, cafes and high density housing.

Nearby occupiers include AbbeyAutoline, Corries Butchers, The Errigle Inn, Shed Bistro, Winemark, Subway, District Coffee and The Pavilion Bar.

Description

The subject premises comprises a modern ground floor unit within the Curzon Building, a five-storey mixed use scheme constructed in c. 2008.

Benefitting from excellent glazed frontage, the unit is configured to provide a former banking hall with ancillary office accommodation, staff kitchen, strong room and WC facilities. Finishes include plastered/painted walls, tiled, carpeted and vinyl floor coverings, suspended ceilings with recessed and suspended lighting, whilst it also benefits from air-conditioning and wall mounted electric heaters.

The unit would be suitable for a variety of uses, subject to planning and any necessary consents.

Accommodation

The unit provides the following approximate area:

Description	Sq Ft	Sq M
Ground Floor	4,332	402.45

Lease Details

Term	Held under a lease expiring on 15 th April 2024.
Rent	£77,976 per annum exclusive.
Repairs	Full repairing terms via a service charge.
Service Charge	Levied to cover external repairs, maintenance of the common parts and management of the building.
Insurance	Tenant to reimburse the Landlord in respect of a fair proportion of the buildings insurance premium.

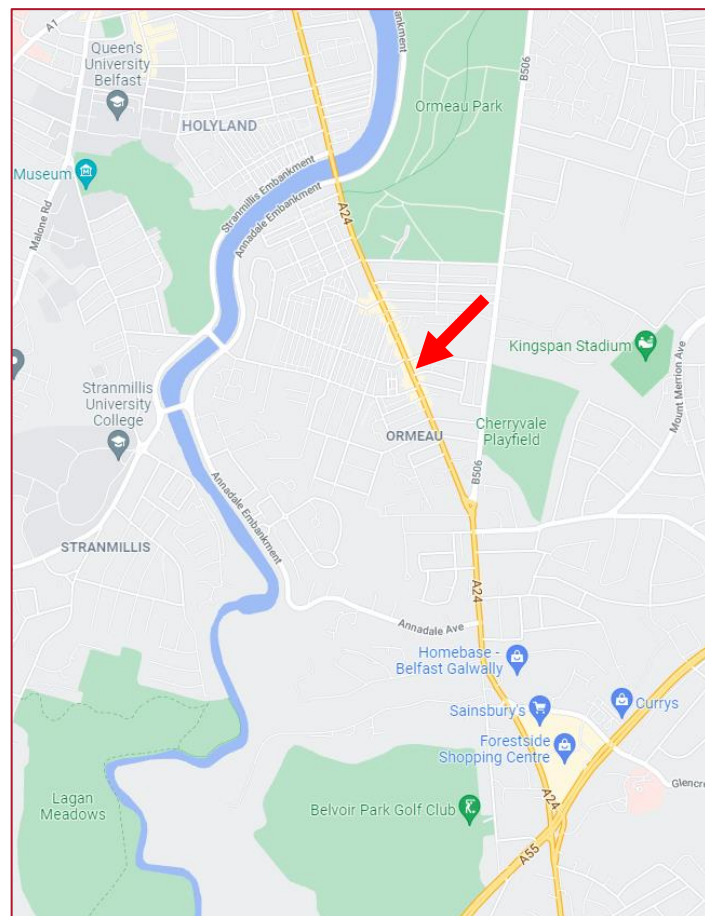
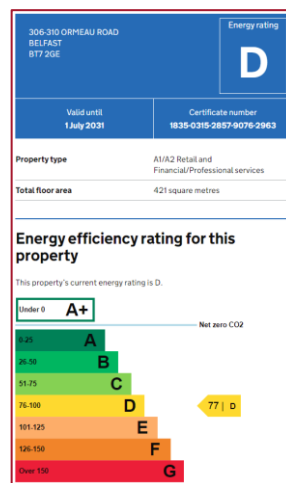
NAV

Land & Property Services have advised that the NAV is £43,600 resulting in Rates payable for 2021/22 of approximately £23,681.

VAT

Please note all prices, rentals and outgoings are quoted net of VAT which may be chargeable.

EPC



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