



To Let Three Restaurant Units

Unit 3-5, Curzon Building, 306-310 Ormeau Road, Belfast BT7 2GE

McKIBBIN
COMMERCIAL

028 90 500 100

SUMMARY

- Three fantastic restaurant units to let.
- Prominent frontage onto Ormeau Road.
- Surrounded by a large catchment of housing.

LOCATION

- The Ormeau Road is one of Belfast's most successful suburban retailing destinations with a combination of retail units, restaurants, bars and high density housing.
- Benefits from generous on-street parking and fantastic public transport
- The location serves a large residential area within Belfast.

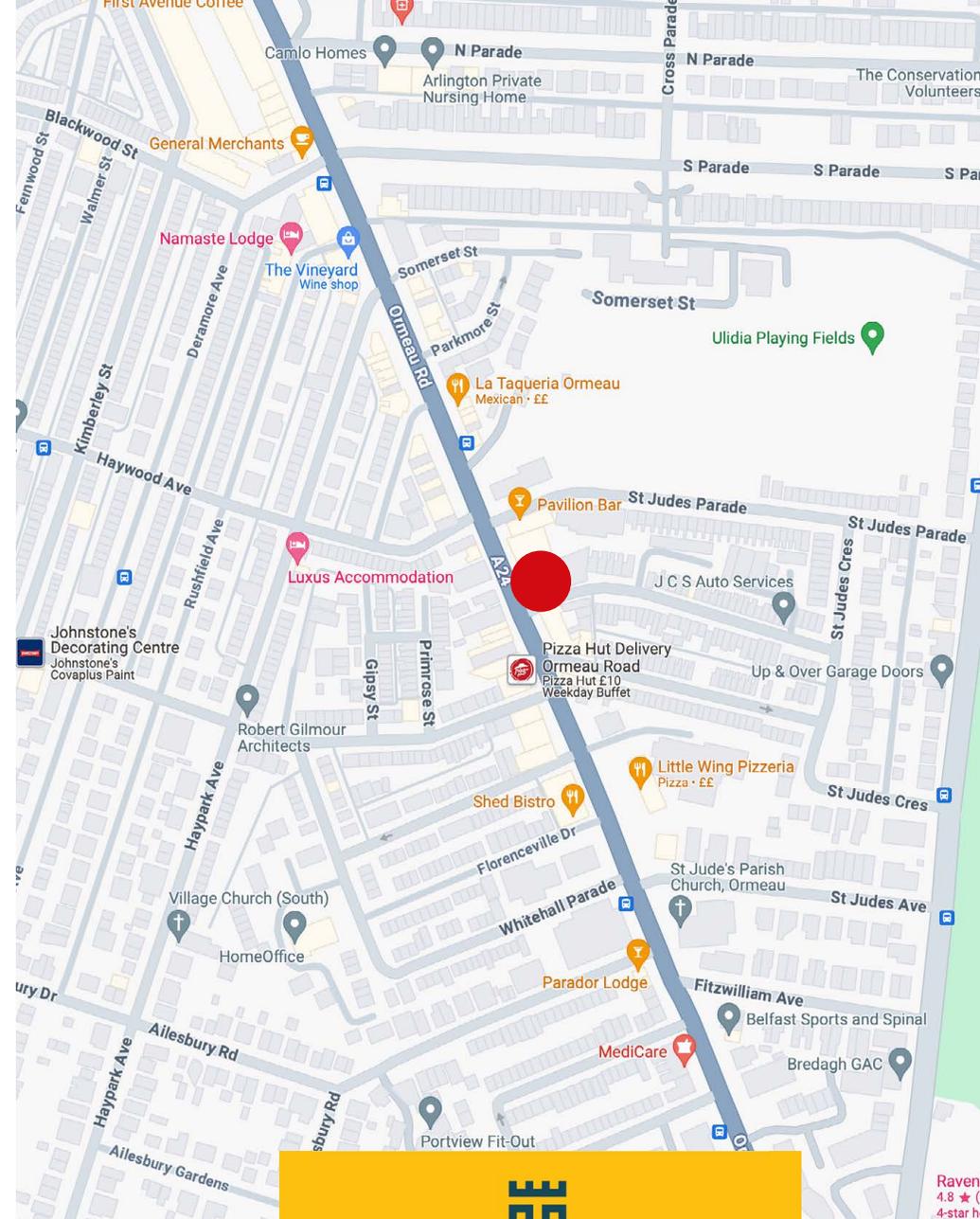
DESCRIPTION

- The subject units are currently in shell specification ready for fit out by new occupiers
- Full Planning Permission granted as per LA04/2023/3130/F
- Operating hours between 07:00 – 23:00 each day.
- Nearby occupiers include Phin Coffee, Winemark, Subway, Pizza Hut, Cowzers Pharmacy, The Pavillion Bar and Errigle Inn.
- Available immediately.

ACCOMMODATION & RENTAL SCHEDULE

Description	Sq M	Sq Ft	Rental
Unit 1	124	1,335	£30,750
Unit 2	122	1,313	£28,750
Unit 3	136	1,464	£32,950

*Units can be combined if required



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LEASE DETAILS

Term: Negotiable
Repairs & Insurance: Tenant responsible for full repairing and insuring via a service charge.
Security Deposit: The incoming Tenant will be required to place a deposit of 3 months rent as security in case of default. The Landlord may also ask the tenant to provide a Guarantor

RATES

We understand that the property has been assessed for rating purposes, as follows:

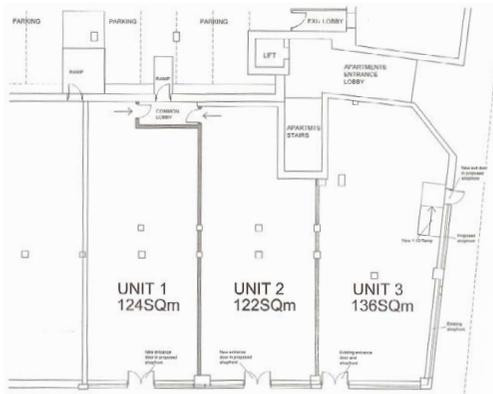
NAV = TBA

Rate in £ 2024/25 = 0.599362

Note: Interested parties should check their individual rates liability directly with Land & Property Services.

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax.



Not To Scale. For indicative purposes only.



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EPC

Awaiting EPC



CONTACT

For further information or to arrange a viewing contact:

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