



**McCONNELL**  
CHARTERED SURVEYORS & PROPERTY CONSULTANTS

**028 90 205 900**  
[www.mcconnellproperty.com](http://www.mcconnellproperty.com)

OFFICE



## TO LET

**Prominent Office  
Accommodation  
c. 1,225 sq.ft (113.8m<sup>2</sup>)**

**1st Floor  
265 Ormeau Road  
Belfast  
BT7 3GG**



- **Prominent location on the busy Ormeau Road**
- **Excellent accessibility to Belfast City Centre and A55 outer ring**



The Independent  
Commercial Property  
Consultants Network

MONTGOMERY HOUSE,  
29-31 MONTGOMERY STREET, BELFAST BT1 4NX

T: 028 90 205 900  
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## LOCATION

The subject property fronts onto the vibrant Ormeau Road, one of the main arterial routes into Belfast City Centre, and is located directly opposite Ormeau Park.

The immediate area is characterised by a mix of retail, commercial and residential uses with neighbouring occupiers including Macau Restaurant, Belfast Furniture Sales and Ormeau Park Pharmacy

## DESCRIPTION

The office suite is situated on first floor level with access from Ormeau Road.

The accommodation is well finished to include plastered / painted walls, suspended ceiling with recessed spot lights and carpet floor covering.

The majority of the space is open plan with reception area, private office and kitchen. W.C facilities are contained within.

## ACCOMMODATION

The suite extends to c.1,225 sq.ft.

## LEASE TERMS

Rent: £9,500 per annum excl.

Term: Subject to negotiation

The space will be offered on Internal Repairing and Insuring terms.

## INSURANCE

An incoming tenant will be responsible for reimbursing the landlords buildings insurance premium. Insurance premium payable 2020/21 is approx £200.

## RATES

NAV £11,100 (Source: LPS online database)

Rate in £ 2020/21: 0.538166

Rates payable 2020/21 therefore estimated to be £5,974

We understand this property may benefit from Small Business Rates Relief at 20% which would reduce rates payable 2020/21 to £4,779.

Interested parties are advised to make their own enquiries in relation to rates.



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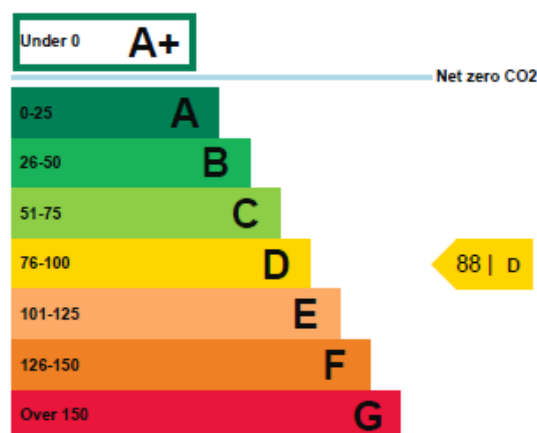
## VAT

The property is not presently opted to tax, therefore VAT is not applicable to the annual rent.

## EPC

The property has an energy efficiency rating of D88.

Certificates can be made available on request.



## LOCATION MAP



## VIEWING

**Strictly by appointment with McConnell Chartered Surveyors.**

Contact: Philip Culbert or Frazer Hood

Tel: 028 90 205 900

Email: [philip.culbert@mcconnellproperty.com](mailto:philip.culbert@mcconnellproperty.com)

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