



OKT
O'CONNOR KENNEDY TURTLE

FOR SALE / TO LET Prominent Third Floor Office Suite

Ormeau House, 91 – 97 Ormeau Rd, Belfast BT7 1SH

LOCATION / DESCRIPTION

The subject is located on the Ormeau Road. The Ormeau Road serves as one of Belfast's primary arterial routes and is a 15 minute walk from Belfast City Centre and a 5 minute walk from Botanic Avenue which offer a wide variety of shopping and leisure facilities.

The Ormeau Road provides strong transport links as well as free on street parking.

ACCOMMODATION

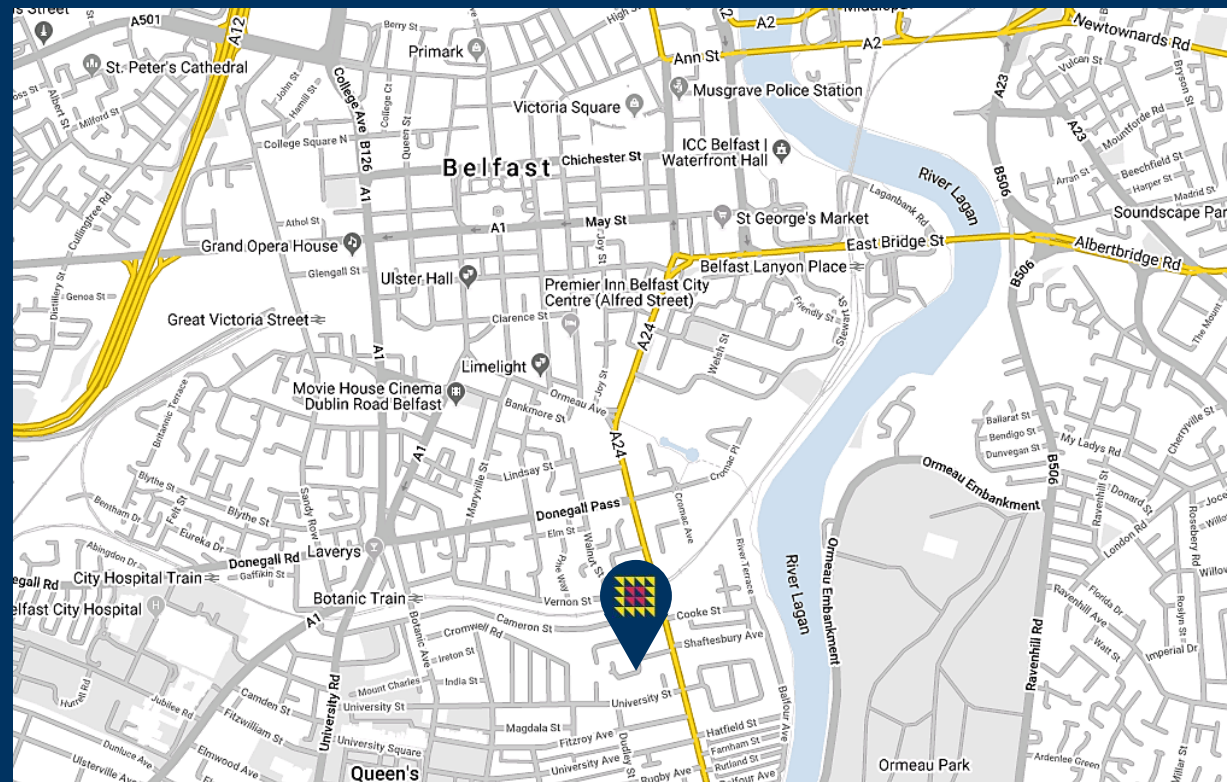
THIRD FLOOR

NET INTERNAL AREA	184 sq m	1,980 sq ft
(to include reception, open plan office, private office, meeting room/ office, kitchen, store & 2 No. WCs (1 No. disabled)).		

SPECIFICATION

The property is fitted out to include the following finishes:

- Suspended ceilings with diffused lighting
- Carpeted flooring with recessed floor boxes and perimeter trunking
- Gas fired central heating
- Lift Access
- WC facilities
- Access control to main entrance door
- 1 No. secure internal and 1 No. dedicated external car park spaces included in rental.



15 MINS WALK
From BELFAST CITY
CENTRE



10 MINS DRIVE
From BELFAST CITY AIRPORT
30 MINS DRIVE
From BELFAST INTERNATIONAL
AIRPORT



CLOSE TO
MANY CAFES /
RESTAURANTS



GOOD TRANSPORT LINKS



2 MIN WALK
To ORMEAU PARK

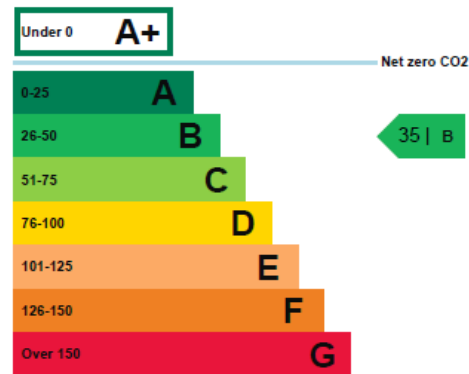


15 MINS WALK
GREAT VICTORIA STATION /
LANYON TRAIN STATION
8 MINS WALK
BOTANIC TRAIN HALT



Energy efficiency rating for this property

This property's current energy rating is B.



Properties are given a rating from A+ (most efficient) to G (least efficient).



SALES DETAILS

PRICE: £270,000
TITLE: Assumed Freehold

LEASE DETAILS

RENT: £23,000 per annum
TERM: Negotiable
REPAIRS/INSURANCE: Internal repairing and insuring lease together with service charge liability
SERVICE CHARGE: Payable in respect of the landlord's costs in repairing and maintaining the exterior of the building and common areas. Currently c. £3,700 p.a.

NAV

We are advised by Land and Property Service that the NAV for the subject is £22,000. The commercial rate in the pound for 2021 / 2022 is £0.543147 (therefore rates payable are c. £11,949).

VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.

FURTHER DETAILS



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Our Ref: MJ/EC/9145

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