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298 Saintfield Road, Belfast BT8 6PE

Prominent Ground Floor Office / Retail Unit of c. 575 sq ft (53 sq m)

LOCATION

The subject property is located on Saintfield Road, in close proximity to the A55 Outer Ring junction at Forestside, c. 4 miles south of Belfast City Centre.

The unit forms part of a prominent 2 storey mixed use parade with a diverse range of occupiers situated in a densely populated residential area.

DESCRIPTION

The property is currently fitted and trading as an office and is in excellent condition to include carpeted flooring, painted / plastered walls, part suspended ceiling, recessed lighting, air conditioning, WC & kitchen facilities, electric roller shutter and alarm.

Neighbouring occupiers include Belfast Physio and Root Cube Hairdressing.

The property would be suitable for continued use as an office or for a variety of uses subject to any necessary planning / statutory consents.

ACCOMMODATION

DESCRIPTION

AREA (SQ M) AREA (SQ FT)

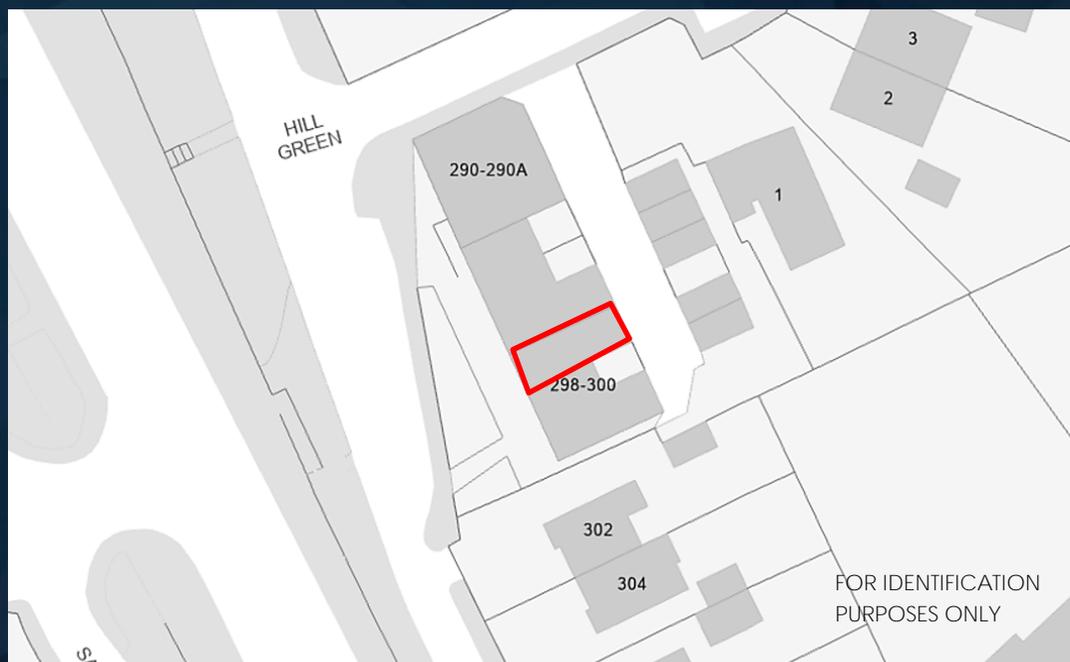
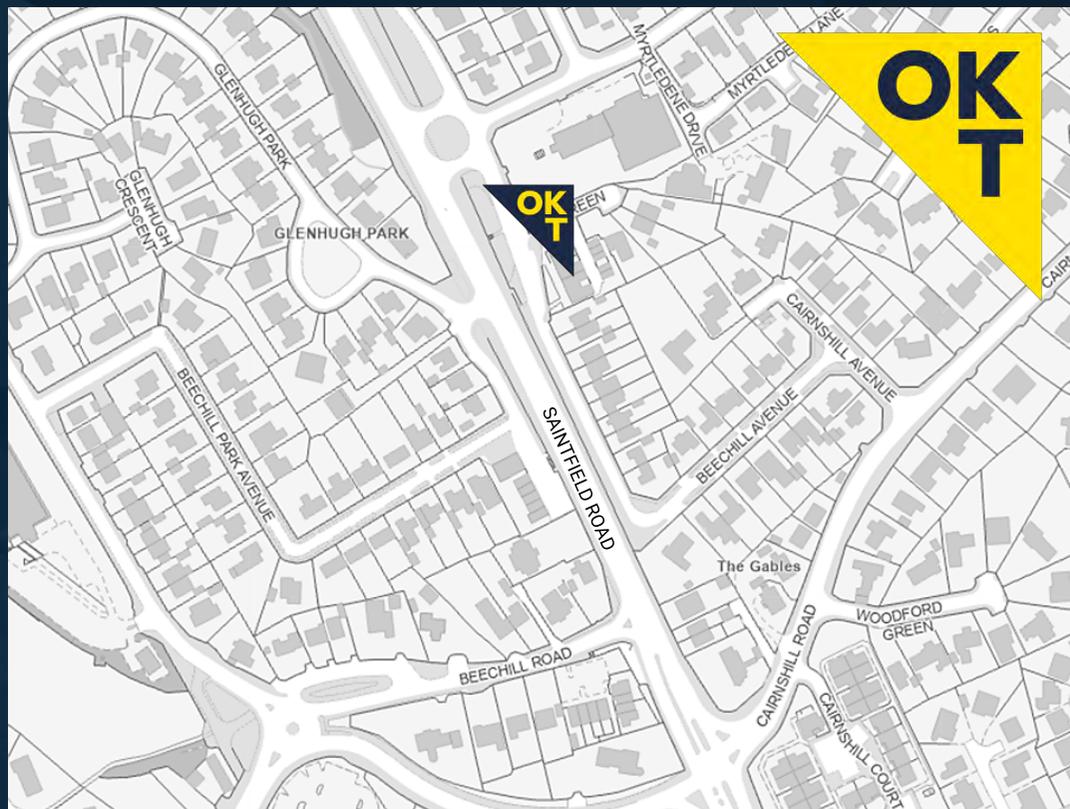
Frontage (c. 5m / 16 ft)

Retail / Office Area (comprising reception, open plan office, private office / meeting room, store, kitchen and WC)	53	575
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Customer Due Diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uk/si/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

REF: 8375



LEASE DETAILS

RENT: £9,250 per annum
TERM: Flexible
REPAIRS: Effective full repairing and insuring terms
AVAILABILITY: Available on one months notice

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

VAT

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

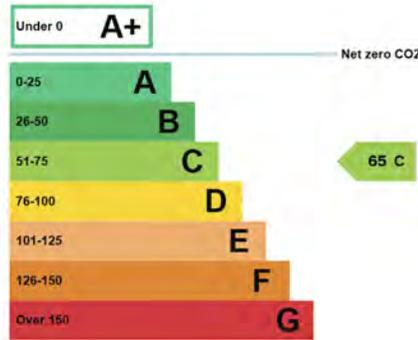
NAV (RATES PAYABLE)

NAV: £8,650

Estimated rates payable in accordance with LPS Website: £4,987.20

NOTE: The property is eligible for small business rate relief which would reduce the rates by a further 20%

All prospective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.



FURTHER INFORMATION

For further information / viewing arrangements please contact:

IAIN MCCABE

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O'CONNOR KENNEDY TURTLE

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OKT for themselves and for the Vendors or Lessors of this property whose agents they give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.