



**OK
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TO LET

FOR IDENTIFICATION PURPOSES ONLY

1A Greenville Avenue, Belfast BT5 5AH

Yard and Storage Accommodation extending to c. 4,768 sq ft (444 sq m) - on completion of works

LOCATION

The subject occupies an extremely accessible location on Greenville Avenue just off the Beersbridge Road in East Belfast, c. 2 miles from the City Centre and just off the Newtownards Road which is one of Belfast's main arterial routes.

Nearby occupiers include Connswater, Spar and the Owen O'Cork Mill complex with occupiers including Desk Warehouse, Bloomfield Auctions and Specialised Fire & Security.

DESCRIPTION

The property comprises 2,567 sq ft of storage space and 2,201 sq ft of yard space ideal for business yard/lockup.

The property is accessible via an entryway off Greenville Avenue and is currently undergoing refurbishment.

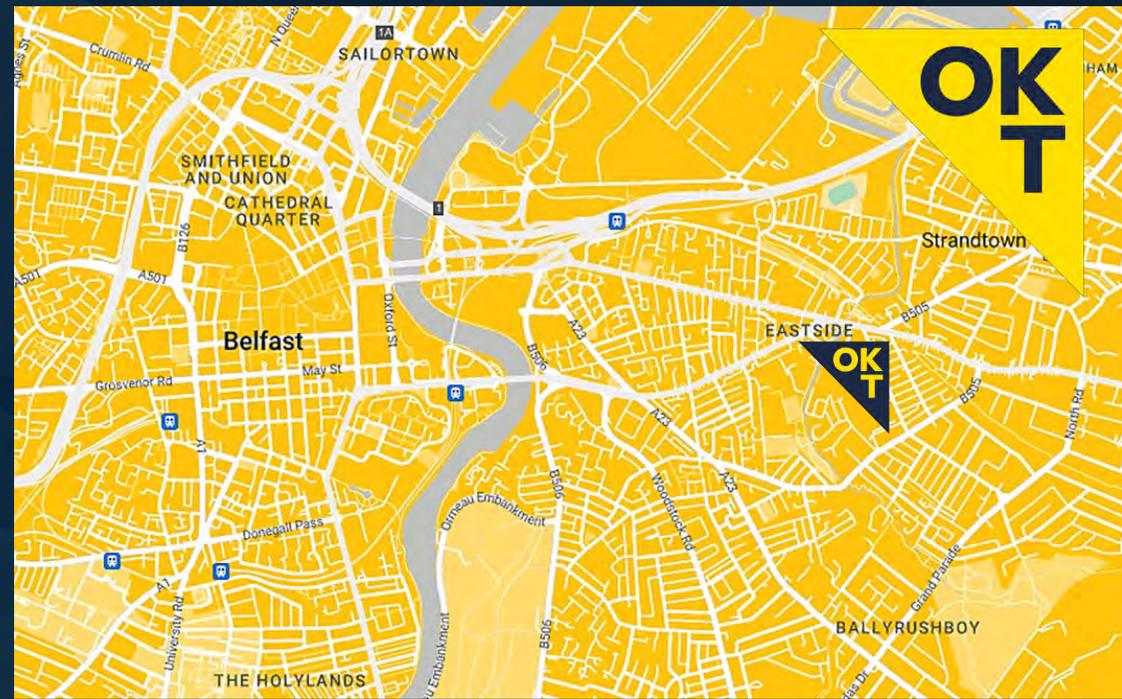
ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
Store 1	c. 63 sq m	678 sq ft
Store 2	c. 78 sq m	839 sq ft
Store 3	C. 98 sq m	1,050 sq ft
TOTAL ACCOMMODATION	C. 239 sq m	2,567 sq ft
Yard Space	c. 205 sq m	2,201 sq ft

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/ukSI/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: 9733



LEASE DETAILS

RENT: £15,000 per annum

TERM: Negotiable

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.

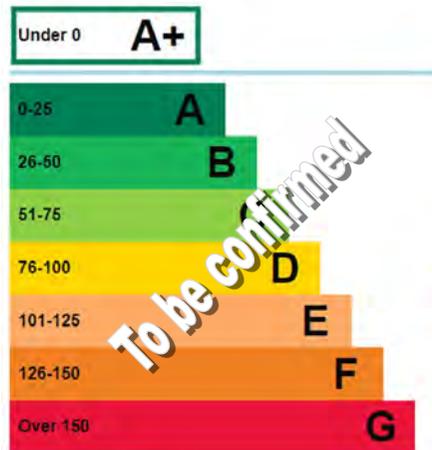
NAV (RATES PAYABLE)

NAV: £6,250. Estimated rates payable in accordance with LPS Website: £3,576.38

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

VAT

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



Photos taken prior to refurbishment works being carried out



FURTHER INFORMATION

For further information / viewing arrangements please contact:

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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.