

**OK  
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# Unit B, 397 Ormeau Road, Belfast, BT7 3GP

Prominent Ground Floor Retail / Office Unit

# LOCATION

Belfast is Northern Ireland's capital city and largest urban settlement, having a population of c. 670,000 within its Metropolitan area. The city is located approximately 103 miles north of Dublin and 75 miles southeast of Londonderry.

The subject property is centrally located on the Ormeau Road, one of Belfast's main arterial routes and most affluent areas.

The property is situated a short distance from the city centre and offers a wide and varied selection of cafes, restaurants independent boutiques and national retailers in close proximity, along with shopping at the nearby Forestside Shopping Centre.

The area also benefits from a wealth of leisure and outdoor spaces to include Ormeau Park, not to mention scenic walks around the Ormeau, Annadale and Stranmillis embankments.

Neighbouring occupiers include, CIP Insurance, Amnesty International, Café Nero, Mauds Ice-cream, Mackey Opticians, Ulster Bank, Oxfam and La Taqueria.

The immediate area benefits from ample on street car parking.

# DESCRIPTION

The subject comprises a prominent ground floor retail / office unit with full height windows fronting the Ormeau Road.

Internally the property is laid out to include a retailing / office area, a kitchenette, and a WC.

## DESCRIPTION

## AREA (SQ M)

## AREA (SQ FT)

Ground Floor

c. 45 sq m

485 sq ft

## TOTAL ACCOMMODATION

c. 45 sq m

485 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/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: 9374



# LEASE DETAILS

RENT: £18,000 per annum  
TERM: Negotiable  
VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

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.

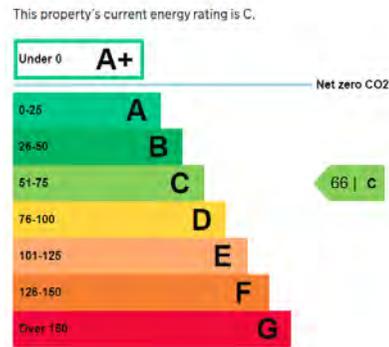
## NAV

### (RATES PAYABLE)

NAV: £11,100

Estimated rates payable in accordance with LPS Website: £6,351.65

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



## FURTHER INFORMATION

**JAMES CHRISTIE**

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### O'CONNOR KENNEDY TURTLE

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