



**Instinctive
Excellence
in Property.**

To Let

**Commercial Unit
c. 1,300 sq ft (121 sq m)**

236-238 Ormeau Road
Belfast
BT7 2FZ

MIXED USE OPPORTUNITY (STPP)

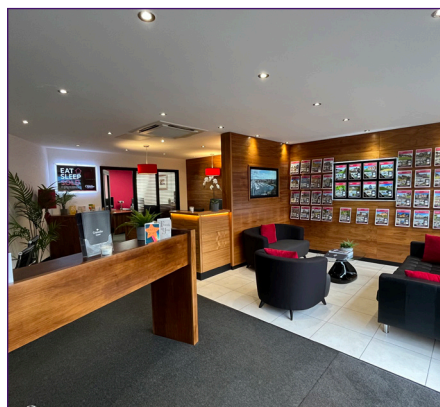
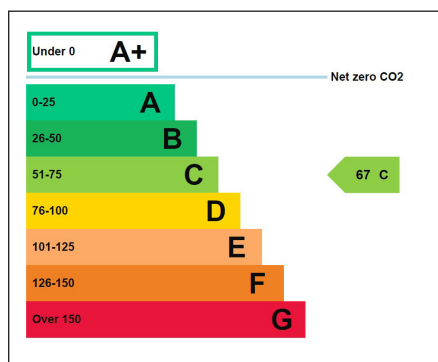


MIXED USE OPPORTUNITY (STPP)

Location Map



EPC



Location

The property is situated in a prominent position along the Ormeau Road, approximately 1.3 miles from Belfast City Centre. The Ormeau Road is a popular arterial route into the city centre from the south-eastern area. The property benefits from a mix of commercial and residential occupiers that includes General Merchants Café, Caffè Nero, Tesco, and Ulster Bank.

Description

The property comprises an open plan office space that is available for a variety of uses subject to planning permission. Internally the unit is finished to a high standard to include a mix of tiled and carpet flooring, painted/ plastered walls, air conditioning system and spot lighting throughout. Kitchen and WC facilities are also available.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice, Sixth Edition. All areas being approximate:

Description	Sq Ft	Sq M
Ground Floor	1,300	121

Lease Details

Term: Negotiable
Rent: On application

Incentives available subject to lease length and covenant strength.

Rates

We have been advised by the Land and Property Services of the following rating information:

Net Annual Value: £21,300
Rate in the £ for 2023/2024: £0.572221
Estimated rates payable: £12,188

VAT

All prices, rentals and outgoings are quoted exclusive of VAT.

Anti-Money Laundering

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

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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 five years from when you cease to have a contractual relationship with Osborne King. 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.

MISREPRESENTATION ACT 1967

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