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# 409 Ormeau Road, Belfast BT7 3GP

Retail premises with benefit of hot food consent together with ancillary accommodation on the upper floors

# LOCATION

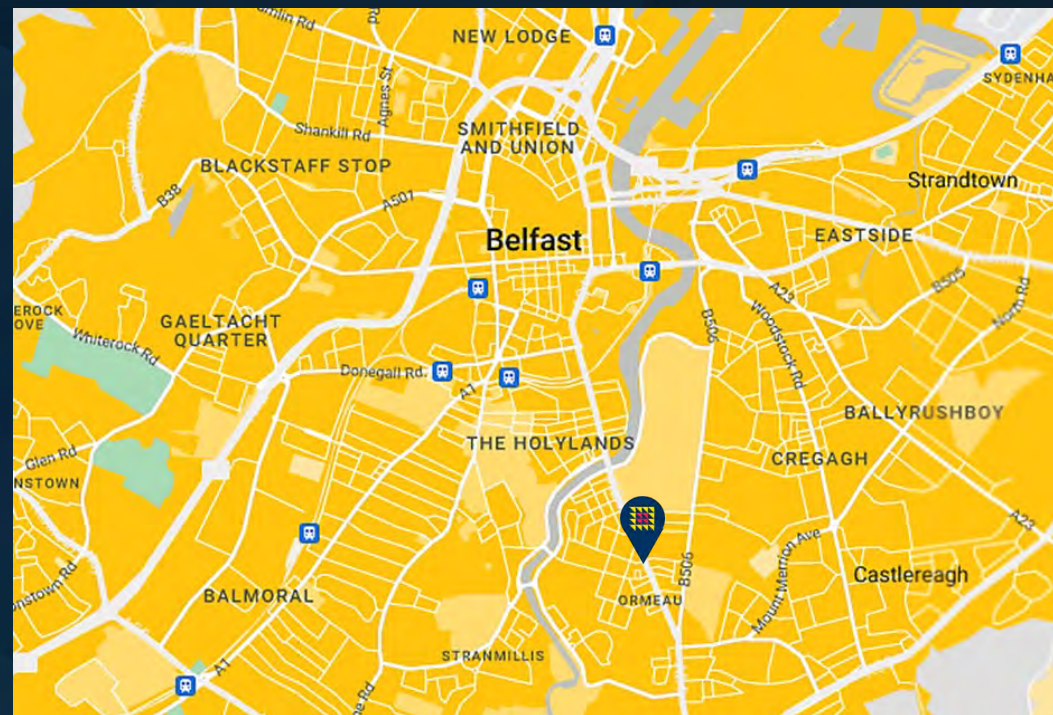
The property is located on the Ormeau Road, one of Belfast's primary arterial routes and most affluent areas, being only a short distance from the city centre and only a brief walk from Ormeau Park.

The immediate area offers a wide and varied selection of cafes, restaurants and shops in addition to wealth of leisure and outdoor spaces to include Ormeau Park and Ormeau, Annadale and Stranmillis Embankments.

# DESCRIPTION

The subject property comprises a prominent retail unit with the benefit of hot food consent together with ancillary stores and staff facilities on the upper floors.

The property is suitable for a wide variety of uses subject to any necessary planning consents and offers an obvious opportunity to potentially convert the upper floors to residential accommodation.



# ACCOMMODATION

## DESCRIPTION

## AREA (SQ M)

## AREA (SQ FT)

GROUND FLOOR

c. 47 sq m

506 sq ft

FIRST FLOOR

c. 27 sq m

290 sq ft

SECOND FLOOR

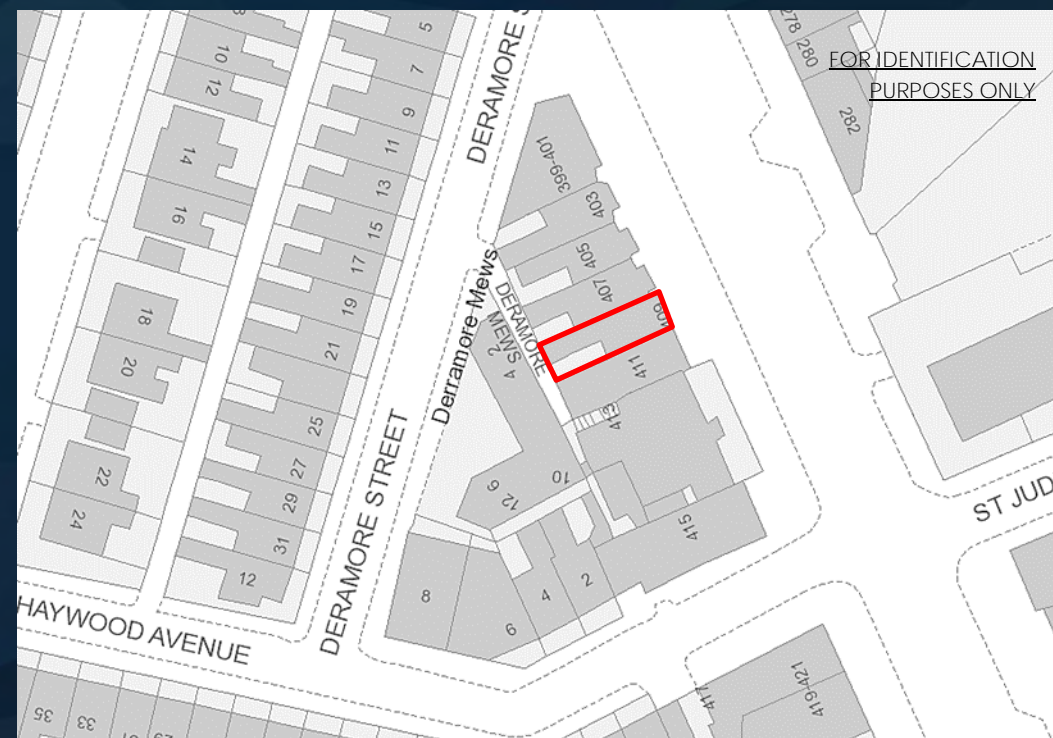
c. 21 sq m

226 sq ft

## TOTAL ACCOMMODATION

C. 95 sq m

1,022 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 OKI. 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: 9606

# LEASE DETAILS

RENT: £18,000 per annum

TERM: Negotiable

# SALES DETAILS

PRICE: We are seeking offers over £215,000

TITLE: We assume the property is held under freehold title

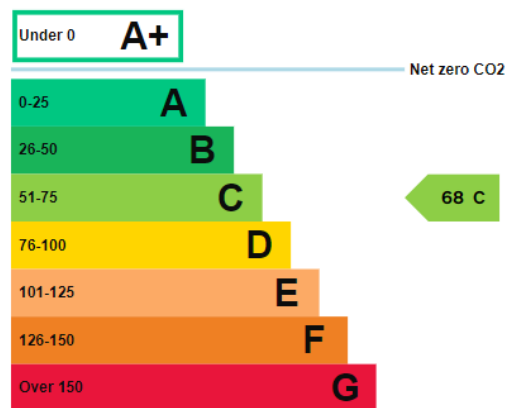
VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT

# NAV (RATEABLE VALUE)

NAV: £9,750

Estimated rates payable in accordance with LPS Website: £5,579.15

Please note that all perspective purchasers / tenants should make their own enquiries to confirm the NAV / rates payable.



## FURTHER INFORMATION

For further information / viewing arrangements please contact:

**ALAN MCKINSTRY**

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**ROSS PATTERSON**

ross.patterson@okt.co.uk

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## O'CONNOR KENNEDY TURTLE

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