



FOR IDENTIFICATION PURPOSES

TO LET

Prominent Corner Retail / Office Unit extending to c. 1,344 sq ft (125 sq m)

49–51 University Road, Belfast BT7 1ND



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 prominently located on the junction of University Road and Camden Street, within the Queens University Area. The property benefits from a high level of passing footfall due to its proximity to the University and several notable cafes, restaurants, and bars.

Neighbouring occupiers include Tesco Express, Villa Italia, Holohan's Pantry, The Crescents Art Centre, Clements Café, Kainos and AIB. Additionally, the property is just a short walk from both the Lisburn Road and Botanic Avenue.

DESCRIPTION

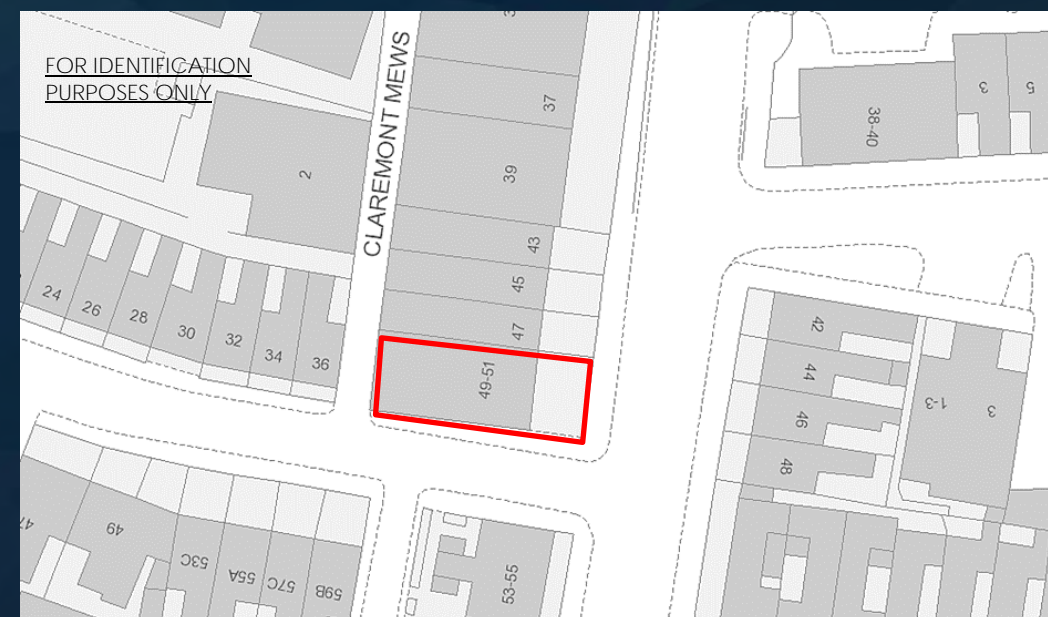
The subject comprises a ground floor former banking hall within a prominent three-storey building with double frontage to both University Street and Camden Street. The accommodation includes a large open plan retail / office area, a private office, and a store. The retail / office area benefits from good levels of natural light as well as painted and plastered walls, tiled and carpeted flooring, and suspended ceilings with recessed lighting and air conditioning.

Externally there is a private paved area to the front of the building which would be suitable for outdoor dining.

Whilst the property benefits from the previous occupier's high specification office fit-out, it would also be suitable for conversion into a café or restaurant, subject to the relevant planning consents.

ACCOMMODATION

Description	Area sq m	Area sq ft
GROUND FLOOR		
Open Plan Retail / Office Area	C. 96 sq m	1,032 sq ft
Private Office	C. 9 sq m	98sq ft
Store	C. 20 sq m	214 sq ft
TOTAL NET INTERNAL AREA	C. 125 sq m	1,344 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.

LEASE DETAILS

RENT: Price on Application

TERM: 10 years minimum

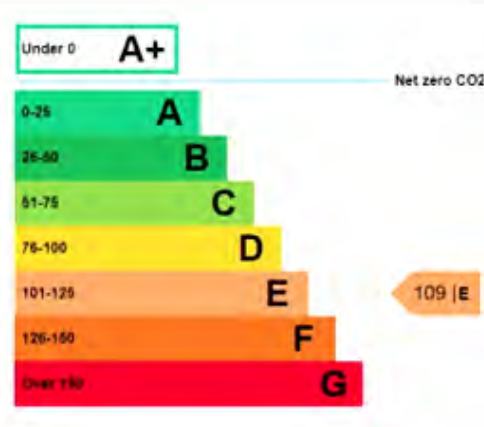
VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

RATES

We are advised that the NAV for the subject property is to be confirmed.

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

EPC CERTIFICATE



FILE 9328



CONTACT DETAILS

JAMES CHRISTIE
james.christie@okt.co.uk

ROSS SWEENEY
ross.sweeney@okt.co.uk

028 9024 8181

OKT.CO.UK

OKT

OKT for themselves and for the Vendors or Lessors of this property whose agents they are 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.