



TO LET

Office Suites of c. 950 sq ft & c. 1,510 sq ft & Basement Stores of c. 560 sq ft with Private on Site Car Parking

Rose House, 2A Derryvolgie Avenue, Belfast, BT9 6FL



LOCATION

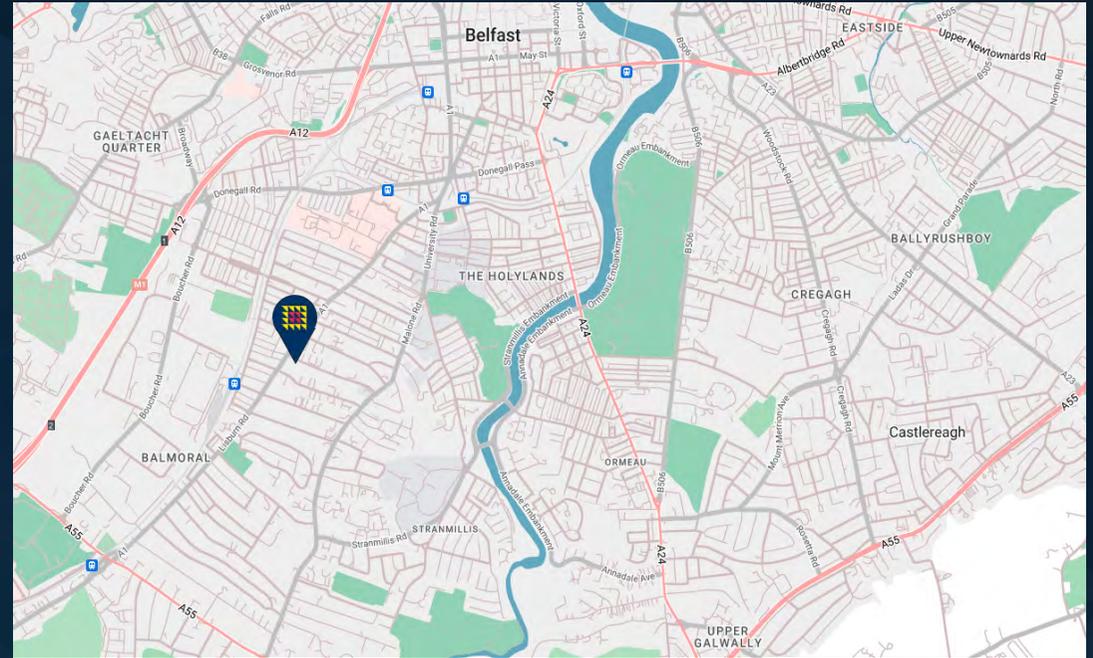
The subject is situated on Derryvolgie Avenue, in close proximity to the junction with Lisburn Road, one of Belfast's most affluent retail, restaurant and fashion destinations whilst also being synonymous with business users and office occupiers.

DESCRIPTION

The subject property comprises ground and first floor suites which were most recently used as dance studios and offices, fitted to include wood laminate, carpeted floors, part suspended ceilings with recessed lighting and electric heating.

Neighbouring occupiers include Tesco, French Village, Reactive Recruitment, Dream Doors, JFH Social and Mortgage First.

The property would be suitable for a wide variety of uses subject to any necessary planning / statutory consents.



ACCOMMODATION

Description	Area sq m	Area sq ft
Ground Floor	C. 91 sq m	C. 978 sq ft
First Floor	C. 140 sq m	C. 1,505 sq ft
Basement Stores	C. 51 sq m	C. 552 sq ft
TOTAL NET INTERNAL AREA	C. 282 sq m	C. 3,035 sq ft



EPC CERTIFICATE



LEASE DETAILS

RENT:	Ground Floor:	£12,250 per annum
	First Floor:	£19,000 per annum
	Basement:	£3,000 per annum
TERM:	Negotiable, subject to upwards only rent reviews	
REPAIRS / INSURANCE:	Effective full repairing and insuring lease by way of service charge contribution	
SERVICE CHARGE:	Chargeable in respect of the landlord's costs in maintaining the exterior of the building and common areas.	
VAT:	All prices, outgoings etc are exclusive of, but may be subject to VAT.	

RATES

We are advised that the current NAVS for the subject are as follows:

Ground Floor:	£17,800 per annum	(Estimated Rates Payable: £9,808.60)
First Floor:	£20,600 per annum	(Estimated Rates Payable: £11,351.53)
Basement:	TBC	

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

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.

FILE NO: 8623



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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.