



## Attractive Investment Opportunity

### Property Highlights

- Occupying a prominent position on one of Belfast's main arterial routes in a popular and affluent suburb.
- Extending to approximately 1,222 sqft (113.53 sqm) over three floors.
- Fully let producing a rental income of £23,000 p.a. exclusive.

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**FOR SALE**

**436-438 Ormeau Road,  
Belfast, BT7 3HY**

## Location

An excellent opportunity exists to acquire an investment property on the Ormeau Road, one of the main arterial routes in Belfast.

The mid-terrace property is situated within a prominent and well established retail parade in this affluent residential suburb, close to Forestside Shopping Centre and approximately 2 miles from the City Centre.

Neighbouring occupiers include McQuoids Estate Agents, Sloans Gas Energy Centre and Rooms Bespoke Furniture.

## Description

The property of traditional construction, is arranged over 3 floors, providing a ground floor café whilst the upper floors, benefitting from separate access, provides office accommodation with ancillary kitchen and WC/shower facilities.

The café with its glazed shopfront is finished internally with plastered/painted walls & ceilings, with feature lighting and terrazzo flooring to the customer seating area with the kitchen and prep area to the rear.

The upper floors are finished to include plastered/painted walls and ceilings and carpeted floors.

## Accommodation

The property provides the following approximate Net Internal areas:

Description	Sq Ft	Sq M
Ground Floor Cafe	494	45.89
1 <sup>st</sup> Floor Office	453	42.08
2 <sup>nd</sup> Floor Office	275	25.55
<b>Total Area:</b>	<b>1,222</b>	<b>113.53</b>

## Tenancy Details

The ground floor is held under lease by Lumiere Events Limited t/a The Rosetta Café for a term of 10 years from May 2012 at a rent of £15,000 per annum exclusive.

The upper floors are leased to the same tenant on a coterminous agreement at a rent of £8,000 per annum exclusive.

## Title

Assumed freehold or long leasehold.

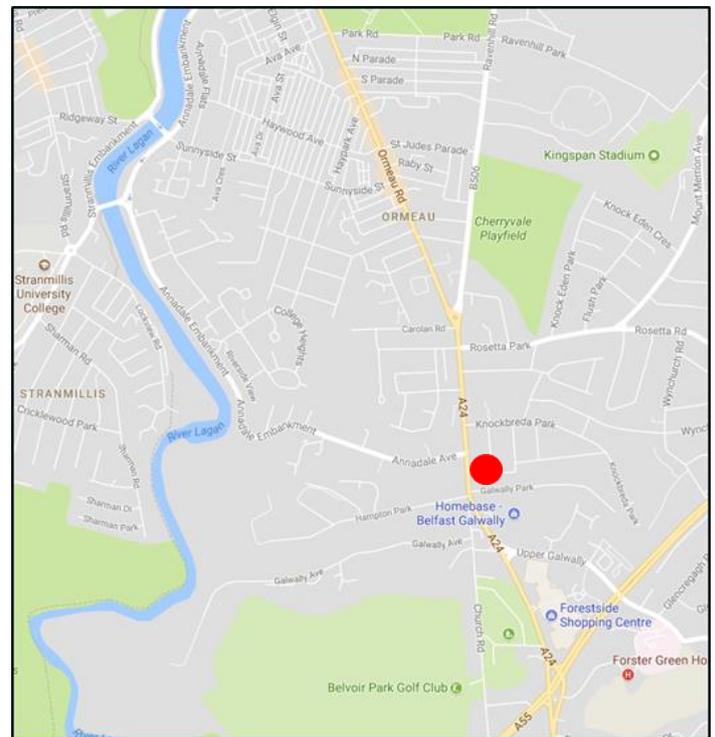
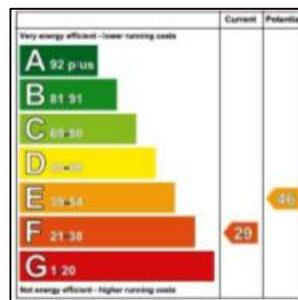
## Price

On application.

## VAT

Please note all prices, rentals and outgoings are quoted net of VAT which may be chargeable.

## EPC



Not to Scale – For Identification Purposes Only

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