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TO LET

41 Belmont Road, Belfast, BT4 2AA

Hot Food Unit with Upper Floor Stores / Offices of c. 1,645 sq ft in thriving East Belfast Location

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 located on the Belmont Road, one of East Belfast's primary arterial routes, in a prominent location within the main retail area of the road with well known adjoining occupiers including Binkys, Café Nero, Tesco, Pizza Hut, Winemark, Olivers and Dundela Pharmacy.

The area has developed into a thriving retail and restaurant / café location in recent years and it is well served by the high density housing in the area.

DESCRIPTION

The subject property was most recently operating as a hot food takeaway and would suit continued hot food use but could be utilised for other retail purposes subject to any necessary statutory consents.

The ground floor comprises a serving area, kitchen and stores with the upper floors providing storage / office accommodation.

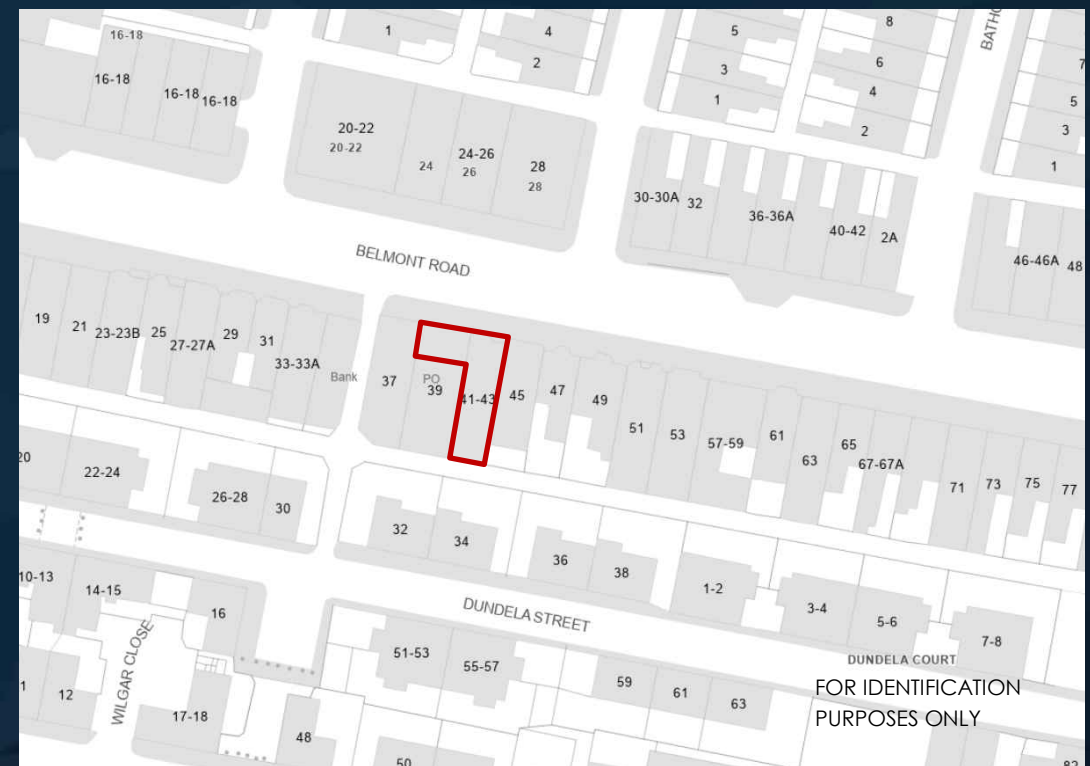
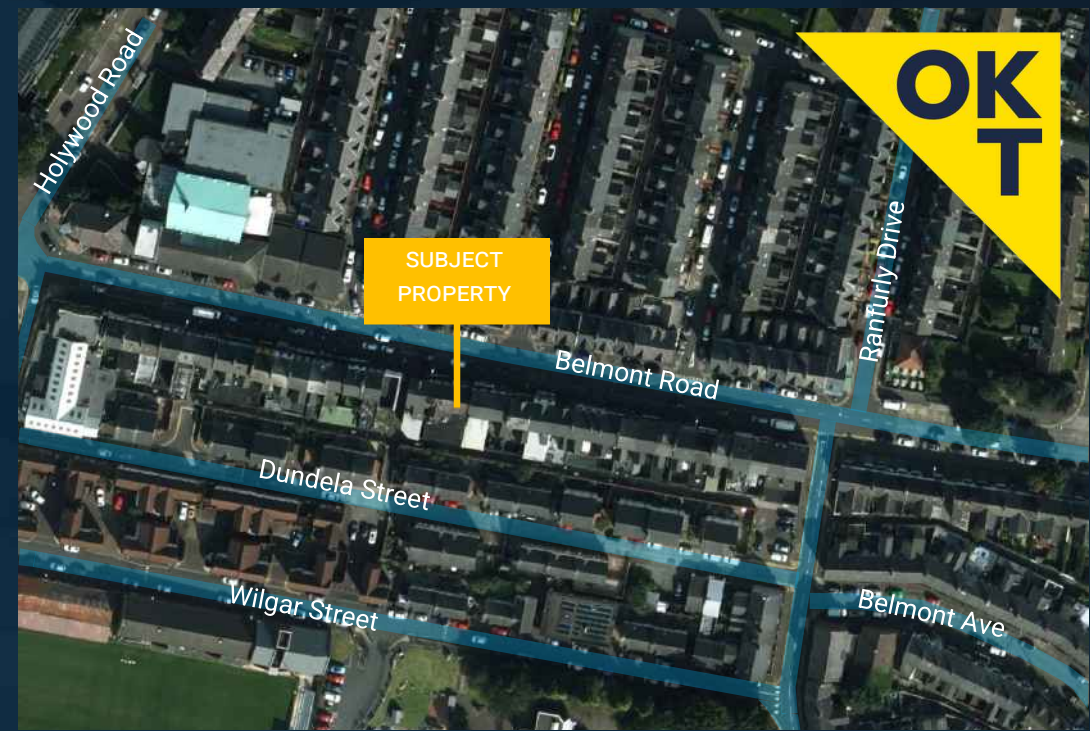
ACCOMMODATION

| DESCRIPTION | AREA (SQ M) | AREA (SQ FT) |
|----------------------------|--------------------|--------------------|
| GROUND FLOOR | | |
| Serving Area | c. 23 sq m | 250 sq ft |
| Kitchen | c. 28 sq m | 306 sq ft |
| Stores | c. 28 sq m | 303 sq ft |
| FIRST FLOOR | | |
| Stores / Offices | c. 55 sq m | 596 sq ft |
| 2 no. WC's | - | - |
| SECOND FLOOR | | |
| Store / Office | c. 18 sq m | 190 sq ft |
| TOTAL ACCOMMODATION | c. 152 sq m | 1,645 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/ukxi/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.

REF: 14801



LEASE DETAILS

RENT: £15,500 per annum
 TERM: Negotiable
 REPAIRS / INSURANCE: Effective full repairing lease by way of service charge liability - insurance collected separately
 VAT: Not Applicable

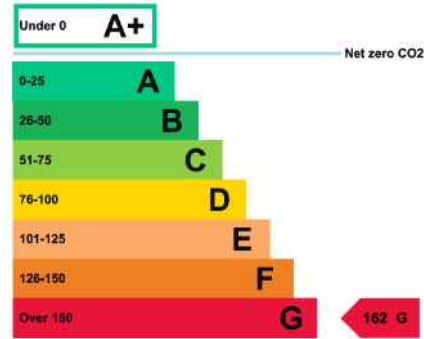
In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

NAV (RATES PAYABLE)

NAV: £11,800.00

Estimated rates payable in accordance with LPS Website: £7,673

All perspective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.



FURTHER INFORMATION

For further information / viewing arrangements please contact:

IAIN MCCABE

iain.mccabe@okt.co.uk

O'CONNOR KENNEDY TURTLE

Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ 028 7034 4244 | Belfast Office: 22 Adelaide Street, Belfast BT2 8GD 028 9024 8181 okt.co.uk



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