



OKT

TO LET (May Sell)

49 - 51 University Road, Belfast BT7 1ND

Self Contained Office Building Extending to c. 3,798 Sq Ft

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 Café Nero, Villa Italia, The Crescents Art Centre, Kainos and AIB. Additionally, the property is just a short walk from both the Lisburn Road and Botanic Avenue.

OK
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DESCRIPTION

The subject comprises a prominent three storey former bank with dual frontage onto both University Street and Camden Street.

On the ground floor there is a large open office, private office, store, safe and disabled WC. On the first floor there is a large open plan office with kitchenette, private office, safe and further WC facilities. On the second floor there is an open plan office and separate kitchen.

The accommodation benefits from good levels of natural light and is fitted to include painted and plastered walls, tiled and carpeted flooring, suspended ceilings with recessed lighting and air conditioning. Externally there is a private paved area to the front of the building.

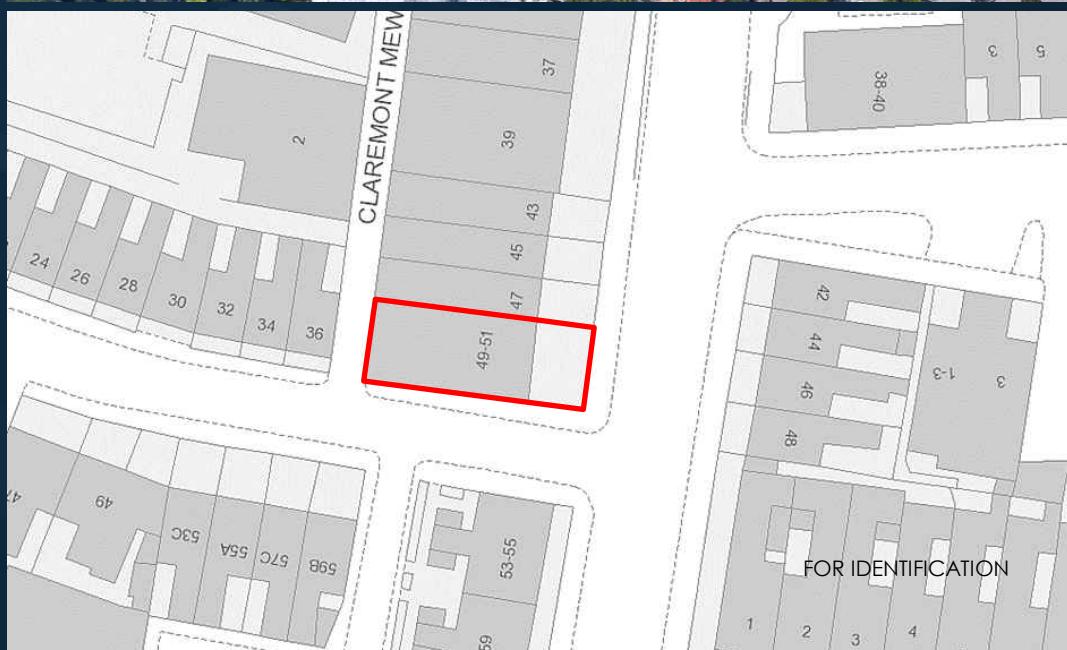
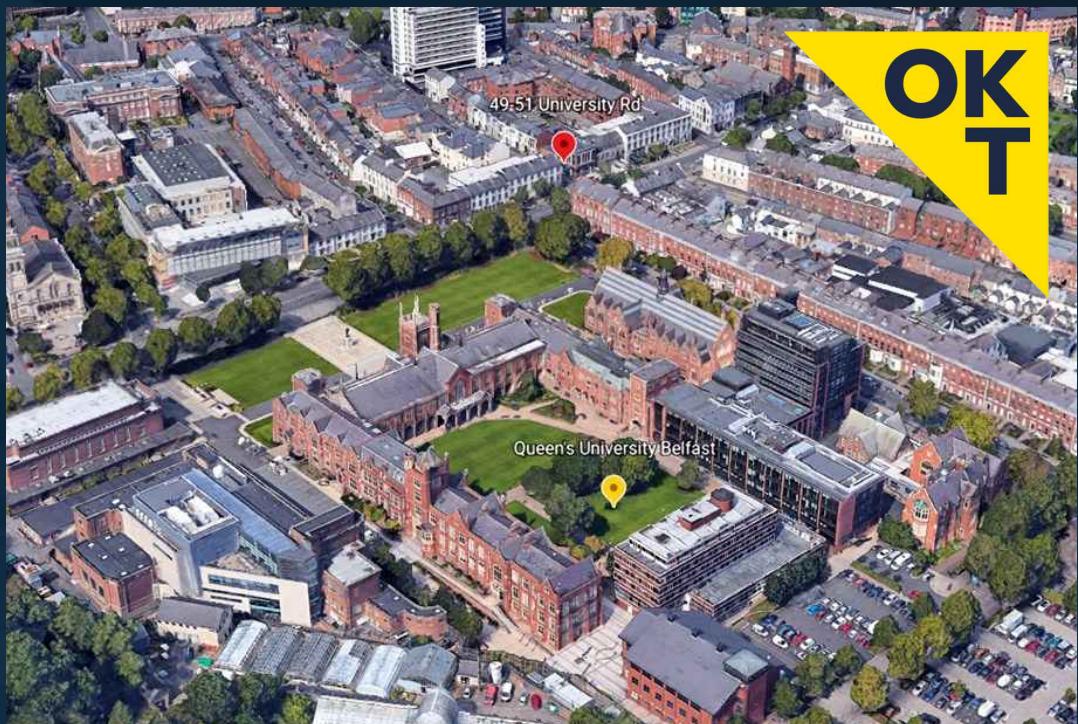
*The ground floor benefits from planning permission for hot food / café use.

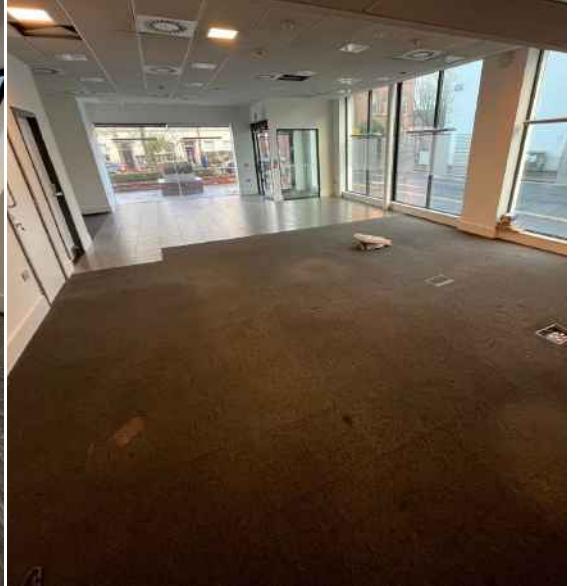
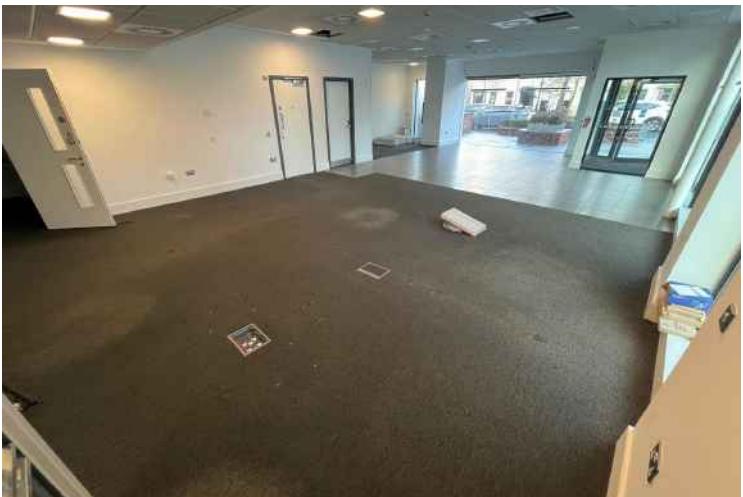
ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
Ground Floor	c. 148 sq m	1,593 sq ft
First Floor	c. 109 sq m	1,173 sq ft
Second	c. 95 sq m	1,032 sq ft
TOTAL ACCOMMODATION	c. 352 sq m	3,798 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/ukds/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.





QUEENS
UNIVERSITY

KAINOS

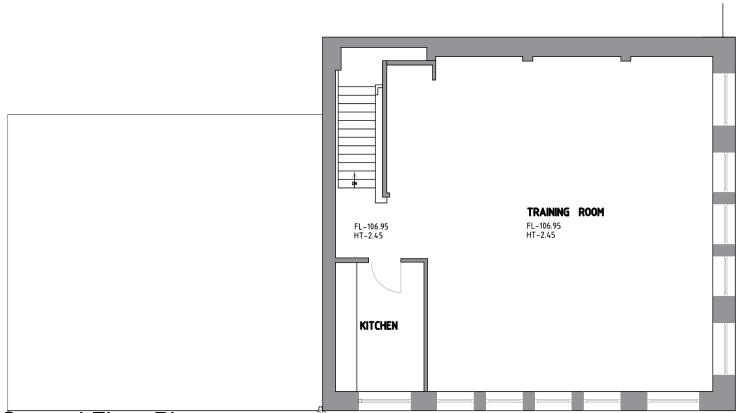
SUBJECT
PROPERTY

QUEENS STUDENT UNION

UNIVERSITY
ROAD

AIB





LEASE DETAILS

RENT: Price on Application
TERM: Negotiable

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.

SALES DETAILS

RENT: Price on Application
TITLE: Assumed Freehold

VAT

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

NAV (RATES PAYABLE)

NAV: £35,400.00

Estimated Rates Payable in accordance with LPS website:
£22,181.36



FURTHER INFORMATION

For further information / viewing arrangements please contact:

JAMES CHRISTIE

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LIAM RUSSELL

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O'CONNOR KENNEDY TURTLE

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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 or 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.

