



TO LET

Unit 5, 174-184 Ormeau Road

Belfast, BT7 2ED

- Prominent location 1.5 miles from Belfast city centre
- Suitable for a variety of uses STPP
- Excellent frontage unto Ormeau Road
- High vehicular and pedestrian passing

Location

The property is prominently positioned on the Ormeau Road approximately c. 1.5 miles south of Belfast city centre. The Ormeau Road benefits from a high level of passing vehicular and footfall traffic due to its residential make up and being one of the main arterial routes to the city centre.

Description

The premises occupies a prominent location with excellent frontage on the Ormeau Road. The premises had been previously occupied by a veterinary practice however would be suitable for a variety of uses STPP. The current accommodation comprises a ground floor unit finished to a basic standard to include tiled flooring, painted / plastered walls, suspending ceilings with incorporated fluorescent strip lighting.

Rates

We have been advised by the Land and Property Services of the following rating information:

Net Annual Value: £8,750
Estimated Rates Payable 2025/26: £5,482.68

Accommodation

Description	Sq Ft	Sq M
Ground Floor	606	56.3

Please note these floor areas are as per the original on site measurements and are for guidance purposes only. Parties must satisfy themselves as to the accuracy of same.



LEASE DETAILS

Rent: £10,000 per annum exc.
Term: Negotiable

Incentives available subject to lease length and covenant strength.

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VAT

All prices, rentals and outgoings are quoted exclusive of VAT.

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EPC

C71. Full EPC certificate available on request.

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