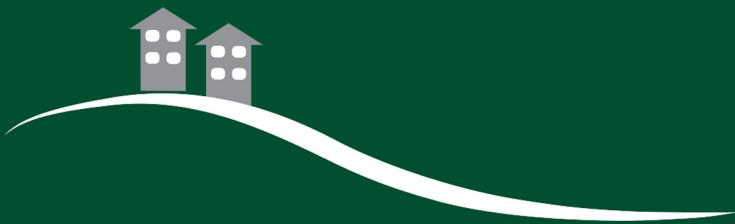


# Northern Property

Estate Agents & Property Consultants

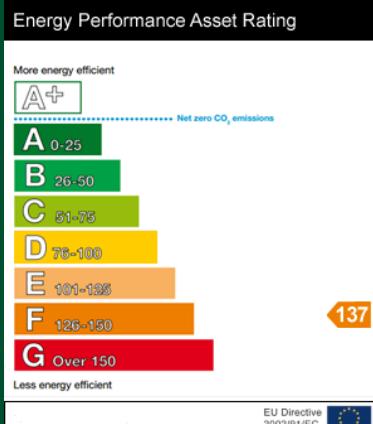


317 Woodstock Road  
Belfast, BT6 8PT

Per Year  
**£6,900**



- Ground Floor Commercial Unit
- Can Lend Itself To Various Uses Subject To Planning
- High Volumes of Vehicular & Pedestrian Footfall
- Circa 51 Sqm / 549 Sqft
- Rates Approximately £2,904 Per Annum
- EPC Rating F137 (9771-3057-0030-0200-1725)



Telephone: 02890 313 133  
Email: [office@northernproperty.com](mailto:office@northernproperty.com)



## Description

Prominent commercial premises located on the busy Woodstock Road. Northern Property are pleased to offer this commercial unit to let, which can lend itself to various uses subject to planning consents. The commercial premises has a spacious shop floor, a room to the rear and a separate toilet at the back. The premises is circa 50.99 Sqm/ 549 Sqft and benefits from a large glazed shop front. Ideally located this commercial property benefits from high volumes of vehicular traffic and pedestrian footfall. Being competitively priced £6,900 Per Annum (£575 Per Month) with rates of approx £2,904 Per Annum.

Please note a service charge will be applicable to all properties that are not completely standalone / self contained units, to include 5% management fee of the annual passing rent; buildings insurance is arranged by the landlord and reimbursed by the tenant annually; where rent is quoted per week the rent is payable monthly in advance, which is calculated by multiplying the weekly rent by 52 and divided by 12; all tenancies are subject to minimum one quarters deposit and a guarantor; all applicants will be required to fill in an application form; all details are subject to contract without prejudice. For further information please contact our Commercial Team on 028 90 324 555 and arrange a viewing

## Ground Floor

**SHOP FRONT:** 8.133m x 4.724m (26' 8" x 15' 6")

Double fronted aluminum frame glazed frontage. Tiled entrance porch. Electric meter cupboard. Electric wall heaters  
**ROOM (2):** 4.679m x 2.172m (15' 4"



x 7' 2")

Sink unit. Rear door access SEPARATE

WC: 1.791m x 1.344m (5' 11" x 4' 5")

White two piece suite





VIEWING IS STRICTLY BY APPOINTMENT WITH OUR OFFICE

# Northern Property



## West Belfast

263 Falls Road  
Gaeltacht Quarter  
Belfast, BT12 6FB  
**T:** 90 324 555  
**E:** [info@northernproperty.com](mailto:info@northernproperty.com)  
**Twitter:** [@propertyni](https://twitter.com/propertyni)



## City Centre

46 Hamilton Street  
Linen Quarter  
Belfast, BT2 8LP  
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**E:** [office@northernproperty.com](mailto:office@northernproperty.com)  
**Twitter:** [@propertyncc](https://twitter.com/propertyncc)

[northernproperty.com](http://northernproperty.com)

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**90 313 133**  
Free Mortgage Advice  
[info@northernmortgages.com](mailto:info@northernmortgages.com)