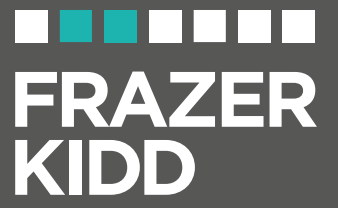


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To Let Retail Premises
351 Woodstock Road, Belfast, BT6 8PT



To Let Retail Premises

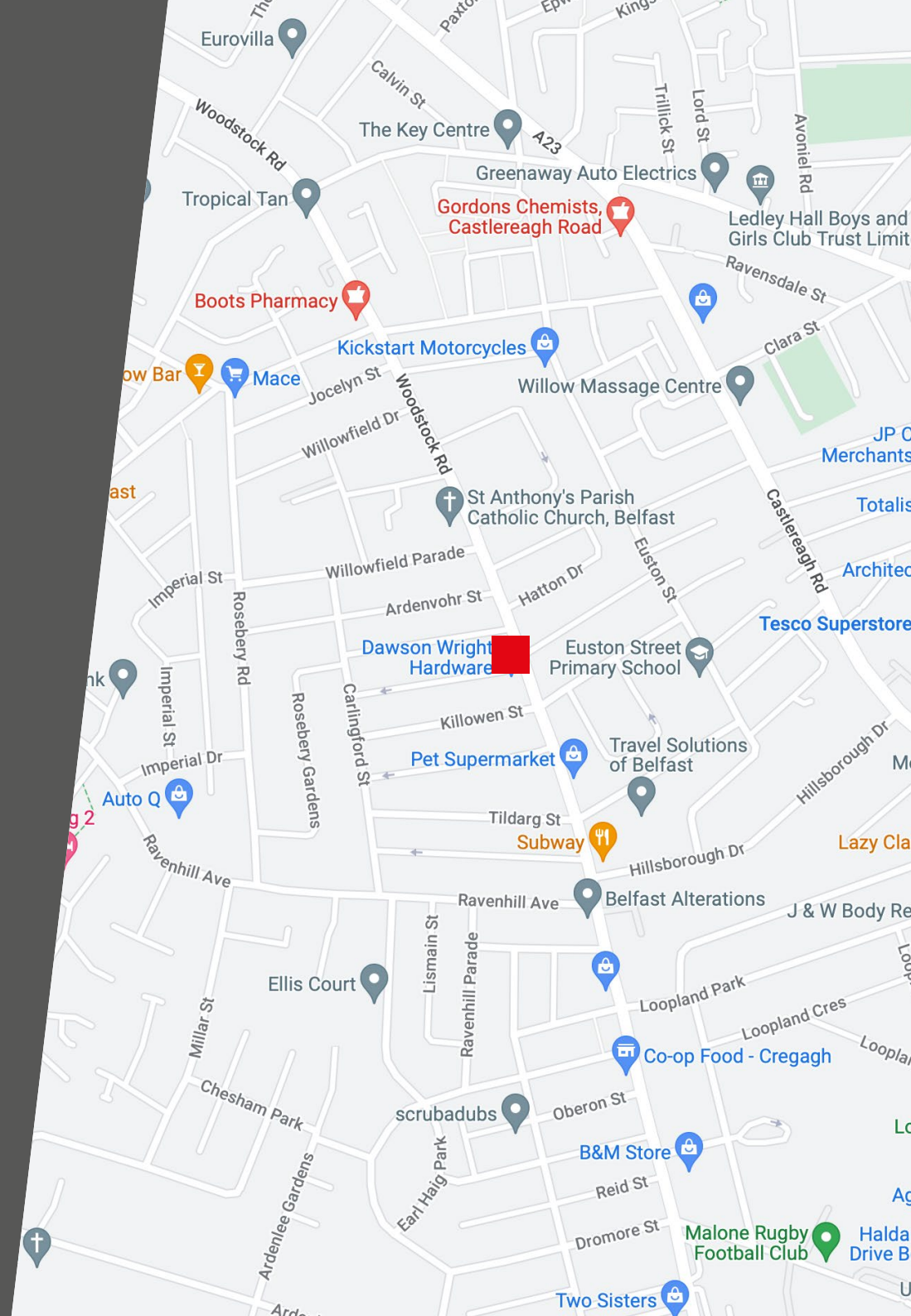
351 Woodstock Road, Belfast, BT6 8PT

Summary

- Highly prominent location on Woodstock Road, East Belfast.
- Previously occupied as a butcher's shop and is fitted to represent this use.
- Two storey retail premises extending to c.872 sq.ft.
- Neighbouring occupiers include Blush Beauty, Dennis Boyd and Co. Solicitors, Natural Touch Beauty & Skin Clinic and Winemark.

Location

The property is situated at a mid-point along the Woodstock Road, within a densely populated residential area and an established retail parade bounded by Omeath Street and Greenore Street. The Woodstock Road is a busy arterial route leading in and out of Belfast and as such the property benefits from a high volume of passing traffic.



To Let Retail Premises

351 Woodstock Road, Belfast, BT6 8PT

Description

The property comprises a substantial retail premises which extends over two floors. The ground floor consists of a sales area with a small kitchen and toilet to the rear of the premises. The property benefits from an electric roller shutter door, excellent glazed shop frontage, tiled flooring and a suspended ceiling with recessed lighting.

A range of the previous tenant's (Butchers) equipment is available to purchase.

Accommodation

We calculate the approximate Net Internal Areas of the property to be as follows:

Description	Sq. M	Sq. Ft
Ground	39.25	422
First	17.56	189
Second	24.25	261
Total NIA	81.06	872

Rent

Inviting offers in the region of £7,000 per annum.

Rates

NAV: £5,750

Rate in £ (2022-2023): 0.551045

Rates Payable: £3,168.51 per annum

*This property should be eligible for a 20% reduction in rates payable due to the Small Business Rates Relief Scheme. We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).

Repair

Tenant responsible for interior & exterior repairs.

Management Fee

Tenant responsible for payment of agent management fees calculated at 5% + VAT of the annual rent.

VAT

All figures quoted are exclusive of VAT, which may be payable.

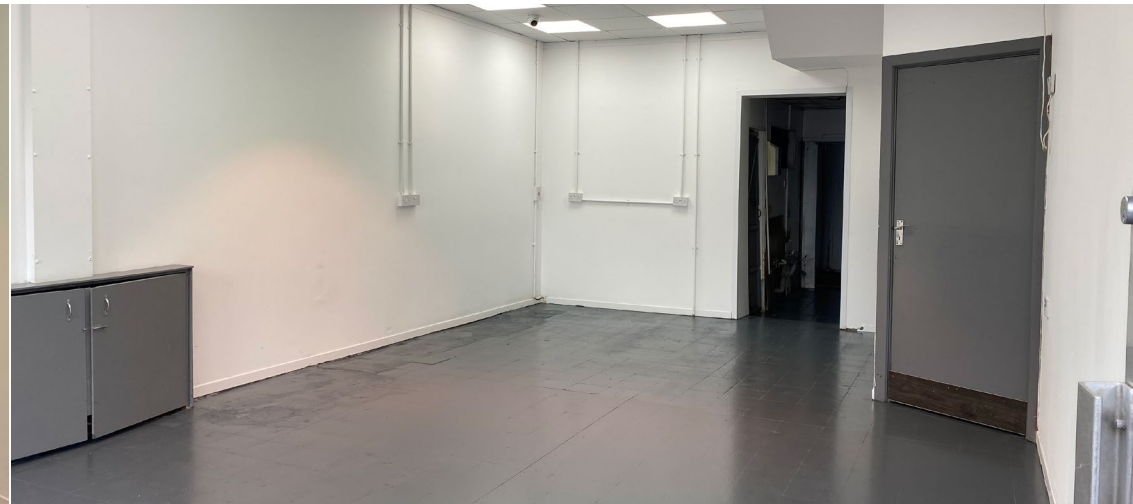
Viewing

Strictly by appointment with the sole letting agents:

Frazer Kidd

028 9023 3111

mail@frazerkidd.co.uk





For further information please contact:

Brian Kidd
07885 739063
bkidd@frazerkidd.co.uk

Neil Mellon
07957 388147
nmellon@frazerkidd.co.uk

Telfair House, 87/89 Victoria Street, Belfast, BT1 4PB
028 9023 3111
mail@frazerkidd.co.uk
frazerkidd.co.uk

Disclaimer

Frazer Kidd LLP for themselves and for the vendors of this property whose agents they are, give notice that (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not 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 any intending purchasers or tenants 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 employment of Frazer Kidd LLP has any authority to make or give representations or warranty whatever in relation to this property.

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