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Thursday ... 9-7
Friday ... 9-6
Saturday ... 9-6
Sunday ... 11-5

To Let Retail Shop Premises

349 Woodstock Road, Belfast, BT6 8PT



To Let Retail Shop Premises

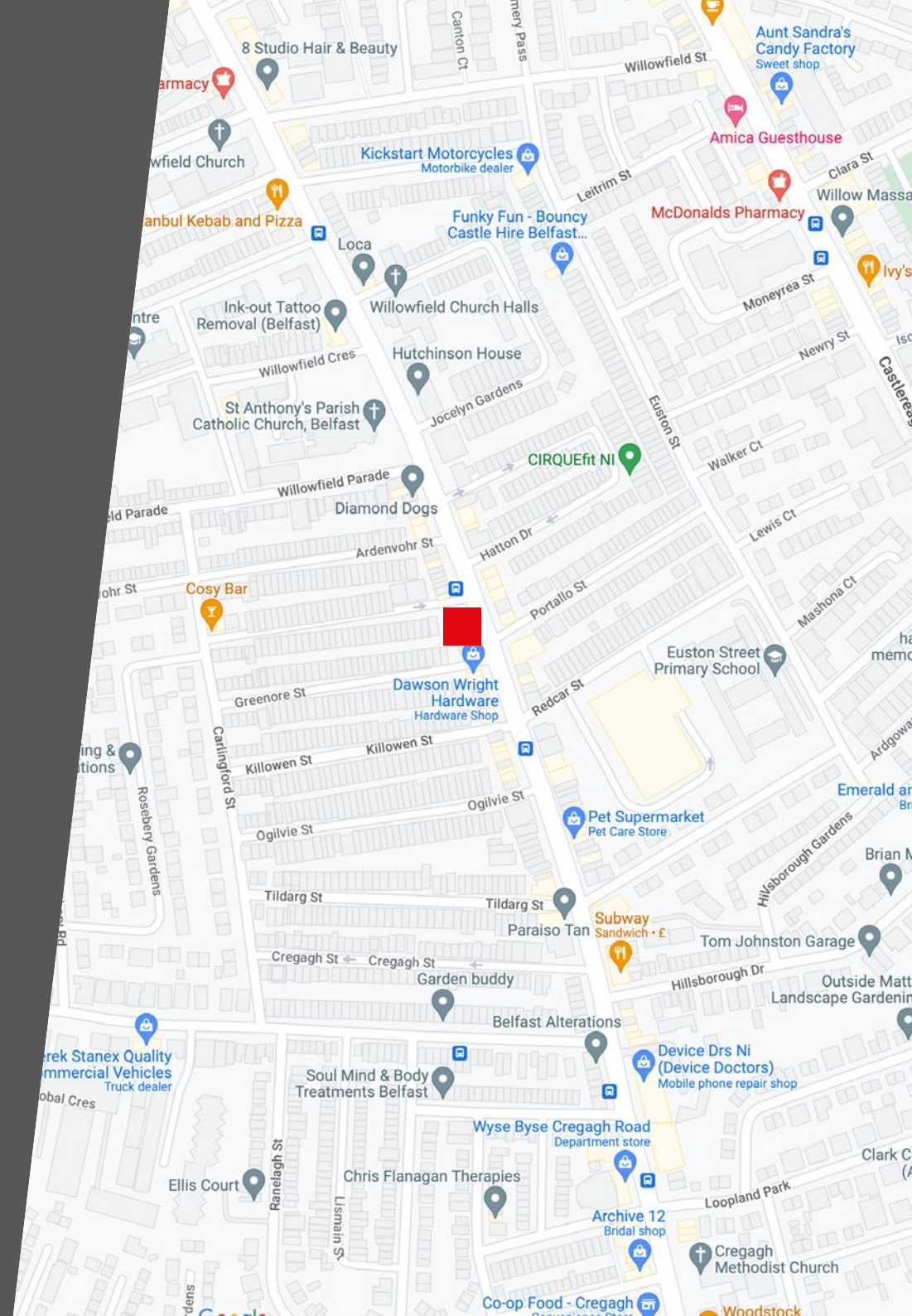
349 Woodstock Road, Belfast, BT6 8PT

Summary

- Occupies a prominent location on the Woodstock Road, East Belfast.
- Excellent two storey retail premises extending to c.871 sq ft.
- Suitable for a variety of uses, subject to planning.
- Neighbouring occupiers include Blush Beauty, Dennis Boyd & Co. Solicitors 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.



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Description

The property comprises a prominent retail premises extending over two floors. The ground floor consists of a front sales area with storeroom, a toilet and kitchen area to the rear of the premises. The property benefits from an electric roller shutter door, glazed shop frontage, part tiled and vinyl flooring throughout and a suspended ceiling with recessed lighting.

Accommodation

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

Discription	Sq. M	Sq. Ft
Ground	39.07	421
First	17.56	189
Second	24.25	261
Approximate Net Internal Area	80.88	871

Lease

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

Rates

NAV: £7,250

Rate in £ (2022-2023): 0.551045

Rates Payable: £3,995.08 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
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Telfair House, 87/89 Victoria Street, Belfast, BT1 4PB
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