

TO LET



Retail Unit / Former Barbers c. 414 sq ft (38.46 sq m)

**271 Woodstock Road
Belfast
BT6 8PR**

- Prominent location on the busy Woodstock Road.
- High volume of passing vehicular traffic.
- May be suitable for a variety of uses subject to any necessary planning consents.

LOCATION

The subject premises is situated on the busy Woodstock Road in East Belfast. 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. The premises is located just 1.5 miles from Belfast City Centre.

The immediate area is characterised by a mix of uses to include commercial, retail and residential in the vicinity. Nearby occupiers include Boots, McKenna and Co Solicitors and Woodstock Dental Practice.

DESCRIPTION

The single-story retail unit is located within a parade of commercial units. Internally, the unit is fitted to include tiled flooring, plastered and painted walls, suspended ceiling with recessed spotlighting.

The unit further benefits from electric roller shutter access.

W.C facilities are contained within.

LEASE DETAILS

Rent: £7,000 per annum
Term: Subject to negotiation.

The unit will be offered on an effective Full Repairing and Insuring basis via service charge.

MANAGEMENT

Tenant is responsible for the landlord's agent's management fee of 6% annual rent plus VAT.

INSURANCE

An incoming tenant will be responsible for reimbursing a fair proportion of the landlord's building insurance premium.

Currently estimated at £509.67 + VAT per annum for 2024.

RATES

We are advised by Land & Property Services that the Net Annual Value of the property is £3,950.

The current commercial rate in the pound is £0.599362 (2024/2025).

Therefore, the rates payable for 2024/2025 are estimated at £2,367.48.

Interested parties are advised to make their own enquiries in respect of rates.

VAT

The property is not presently opted to tax therefore no VAT will be applicable on the annual rent.

EPC

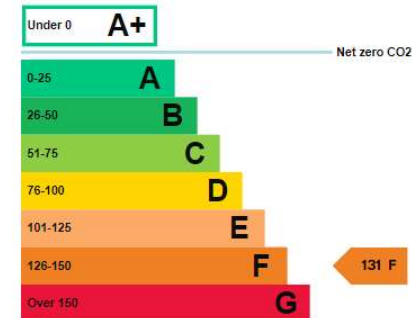
The property has an energy performance rating of F131.

The full certificate can be made available upon request.

271 Woodstock Road BELFAST BT6 8PR		Energy rating F
Valid until 29 April 2034	Certificate number 0758-3773-1237-3607-4597	
Property type	A1/A2 Retail and Financial/Professional services	
Total floor area	47 square metres	

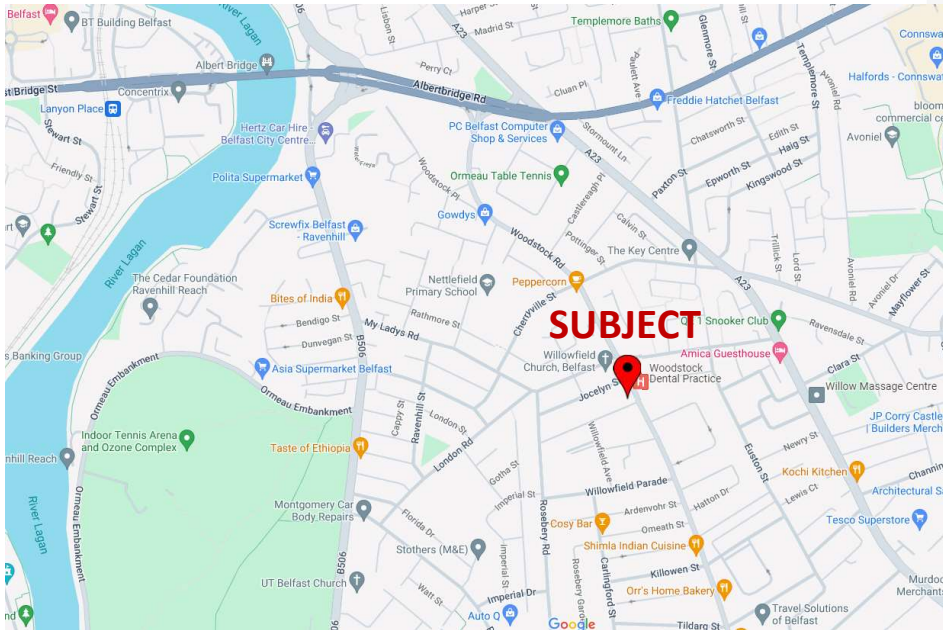
Energy rating and score

This property's energy rating is F.



TO LET – 271 Woodstock Road, Belfast, BT6 8PR

LOCATION



VIEWING

For further information or to arrange a viewing, please contact:



Contact: Cormac McElroy / Ross Molloy
Tel: 07443 084671 / 07443 085690
Email: cormac.mcelroy@mcconnellproperty.com / ross.molloy@mcconnellproperty.com

Montgomery House,
29-31 Montgomery Street,
BT1 4NX

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/ukxi/2017/692/made>

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with McConnell Property. 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.

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