

JAY



Persian Supermarket
سوپر مارکت ایرانی

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Open



Humps for
1/2 mile



WM13 YAA

To Let Prime Retail Premises

438 Woodstock Road, Belfast, BT6 9DR

**FRAZER
KIDD**

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Summary

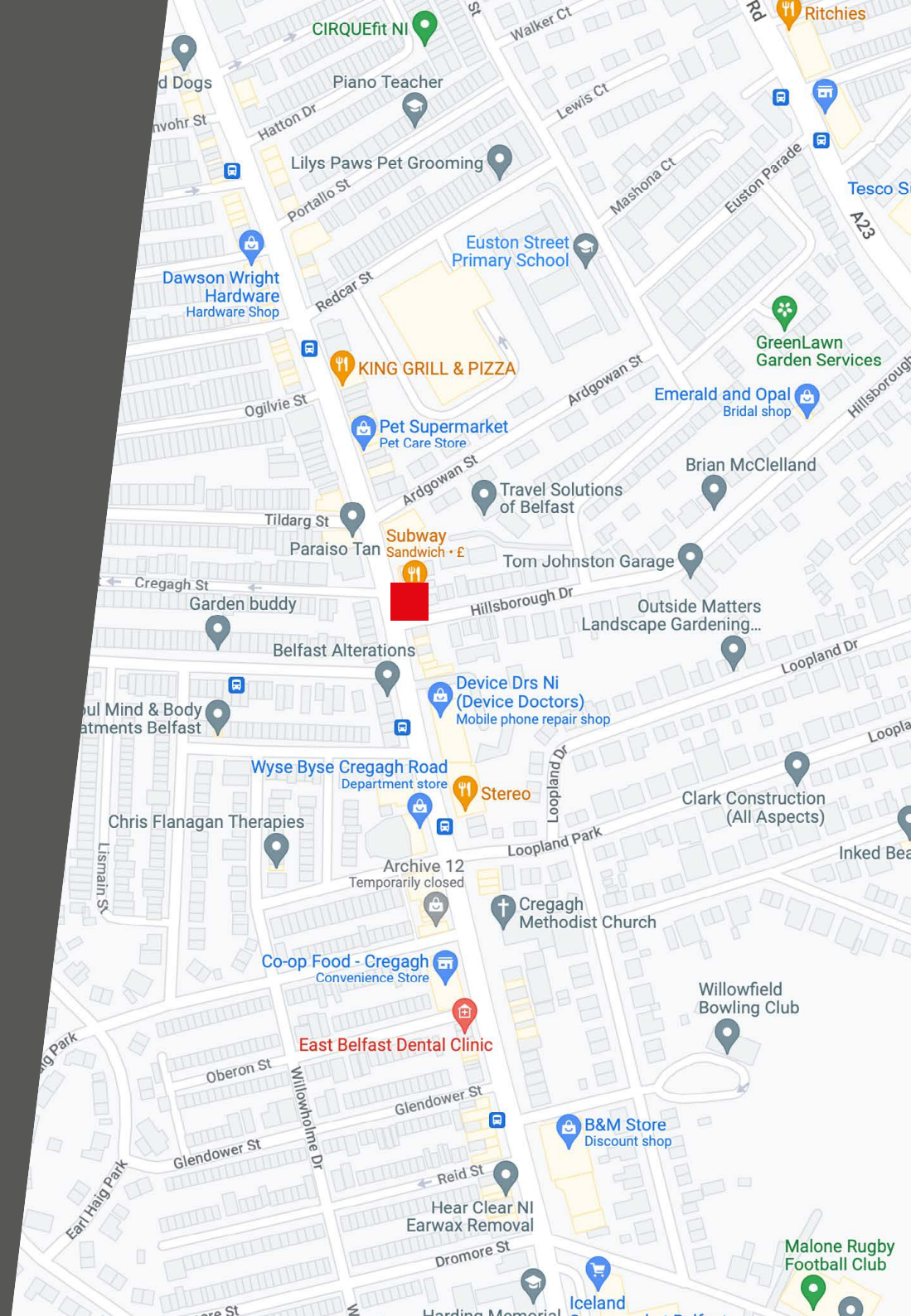
- Highly prominent location on Woodstock Road, East Belfast.
- Retail premises extending to c.671 sq.ft.
- Neighbouring occupiers include Subway, Ziggicig, Russell's, Hair Ritz and Kaffé O.

Location

The property is situated fronting onto the Woodstock Road which is a densely populated residential area and an established retail parade. The Woodstock road is a busy arterial route which leads in and out of Belfast and benefits from high volumes of vehicular traffic and pedestrian footfall.

Description

The property comprises a spacious ground floor retail premises including an open plan sales area with a small kitchen and toilet to the rear of the premises. The property benefits from an electric roller shutter door, glazed shop frontage, tiled flooring, three phased power and a suspended ceiling with recessed lighting.



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Accommodation

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

Description	Sq. M	Sq. Ft
Main Sales area	43.62	470
Kitchen	9.99	108
Store	8.76	94
Total NIA	62.37	671

Rent

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

Rates

NAV: £5,950

Rate in £ (2023-2024) : 0.599362

Rates Payable: £3,566.20per 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).

Repairs

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

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Disclaimer

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EPC

