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sharyn rankin
315 hairdressing 90458123

TEL: 02890 455663
T. HAMILT
MEMOR



To Let Retail Premises

315 Woodstock Road, Belfast, BT6 8PT



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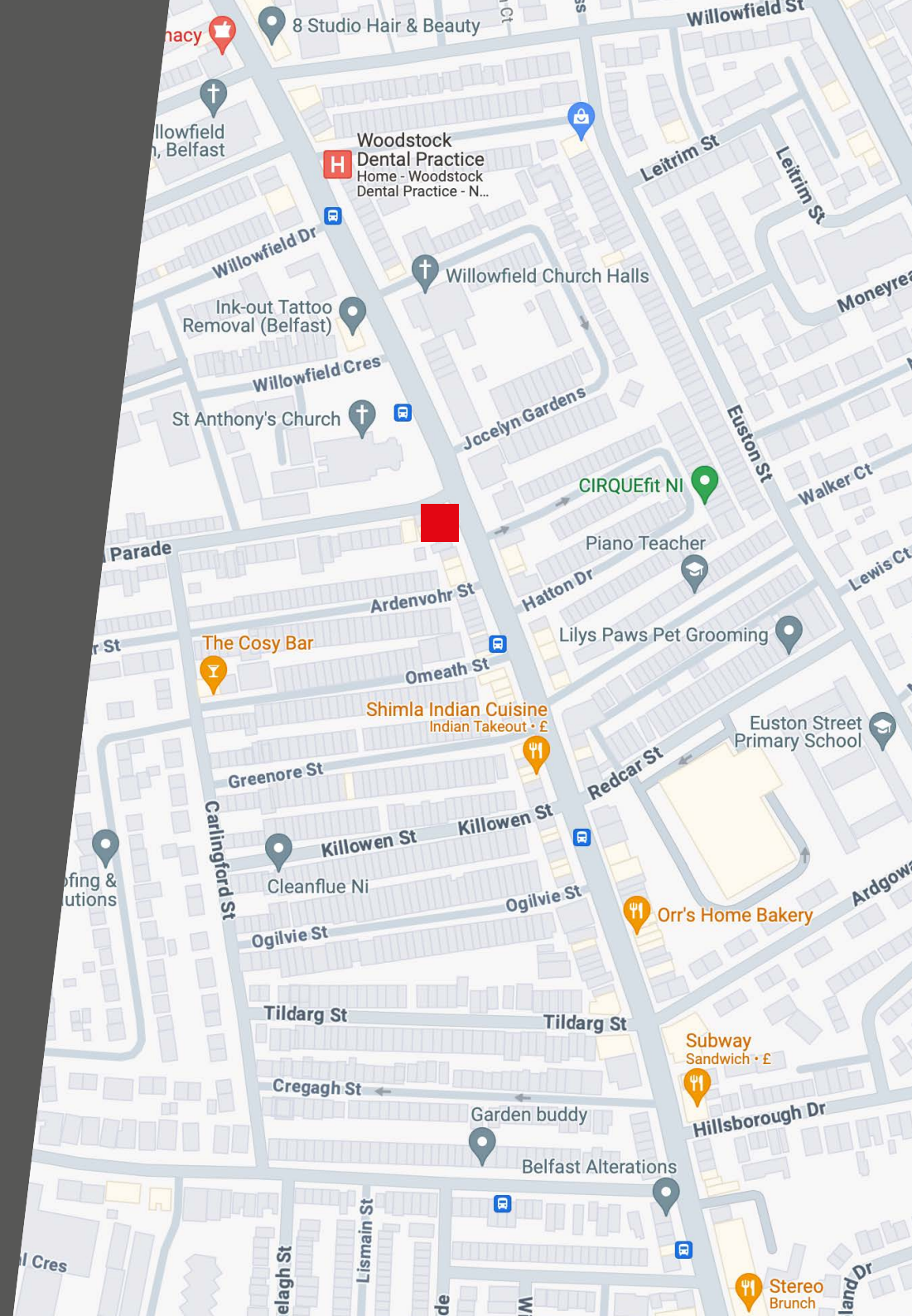
315 Woodstock Road, Belfast, BT6 8PT

Summary

- Prominent commercial premises fronting onto Woodstock Road, East Belfast.
- Two-storey retail premises which is suitable for a variety of uses, subject to planning.
- The premises is finished to a good standard extending to c. 785 sq ft.
- Neighbouring occupiers include Winemark, Vivo Woodstock, A. McLean Bookmakers, Hidden Hand Tattoo, and Diamond Dogs Pet Groomers.

Location

The property is situated along the Woodstock Road, within a densely populated residential area and an excellent retail mix bounded by Willowfield parade and Ardenvohr 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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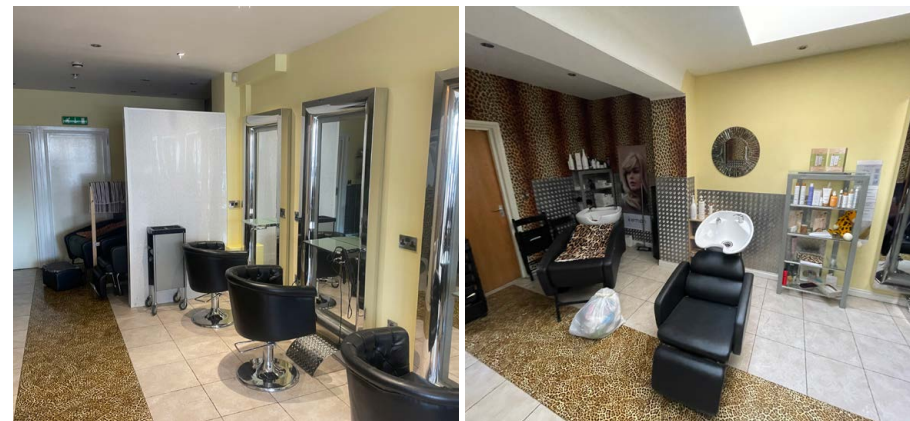
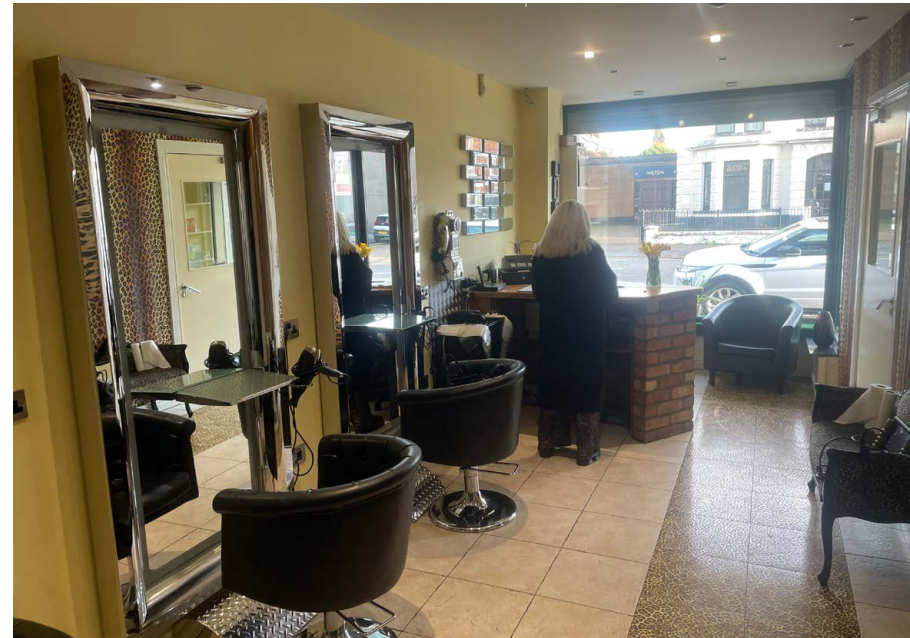
Description

The property comprises a substantial retail premises which extends over two floors. The ground floor consists of an open plan salon with two storage rooms. The second floor consists of a salon, kitchen, and treatment room, with another two storage rooms. The property benefits from a roller shutter door, an excellent shop frontage, and tiled floors throughout the property.

Accommodation

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

Floor	Description	Sq. M	Sq. Ft
Ground Floor	Salon	23.13	249
	Store	5.10	55
	Store	1.77	19
First Floor	Salon	23.97	258
	Kitchen	3.90	42
	Treatment Room	6.41	69
	Store	5.48	59
	Store	3.15	34
Total Approximate Net Internal Area:		72.93	785



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Rates

NAV: £4,700

Non-Domestic Rate in £ (24/25): 0.599362

Rates Payable: £2,817.00 per annum

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

Rent

£7,500 per annum.

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 selling 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

Molly Willis
07534 181029
mwillis@frazerkidd.co.uk

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

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EPC

