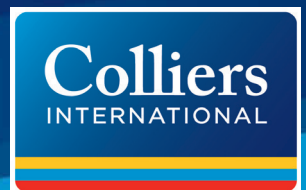




FOR SALE

COMMERCIAL PROPERTY / REDEVELOPMENT OPPORTUNITY
430-432 WOODSTOCK ROAD, BELFAST, BT6 9DR



PROPERTY SUMMARY

- Prominent commercial unit / redevelopment site
- Extending to c. 2,332 sq. ft.
- Site extending to c. 0.04 acres
- Offers invited in the region of £99,950 exclusive

SITE PLAN



LOCATION

The subject property occupies a prominent pitch on Woodstock Road c. 2 miles from Belfast City Centre. As one of the main arterial routes into Belfast City Centre, Woodstock Road benefits from a high volume of passing traffic and footfall on a daily basis. The surrounding occupiers consist of Russells convenient store, Gordons Chemist and Subway.

DESCRIPTION

The subject property consists of a 3 storey commercial building extending to c.2,332 sq. ft. The ground floor consists of a retail unit with kitchen and store area. The first floor consists of an office and store area. The second floor is capable of further storage space or private offices. The building is of traditional red brick construction with pitched slate roof. The shop front is fully glazed and has electric roller shutters. The property would be suitable for redevelopment subject to planning permission. (drafted concept plans to rear of brochure).

ACCOMMODATION

Ground Floor

Retail/Kitchen/Store: 1,633 sq. ft.

First Floor

Office/Store: 418.55 sq. ft.

Second Floor

Store: 280 sq. ft.

Total: 2,332 sq. ft.

PRICE

Offers are invited in the region of £99,950 exclusive.

RATES

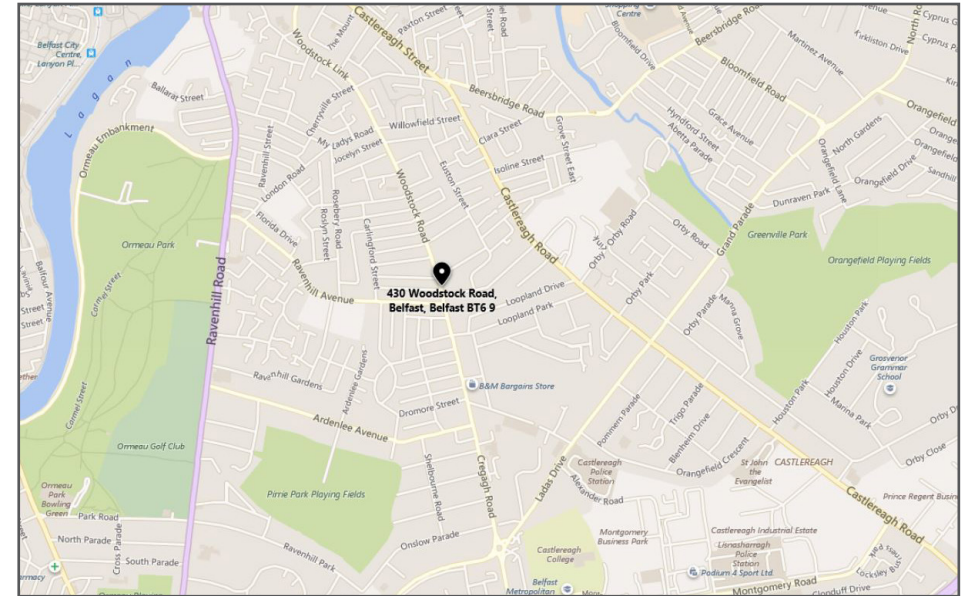
NAV:	£14,700
Rates in the £ 2018/2019:	£0.602803
Estimated Rates:	£8,861 per annum

FURTHER INFORMATION

For further information or to arrange an inspection of the property, please contact:

Contact:	Andrew Lennon	Contact:	William Knox
Tel:	028 9024 1500	Tel:	028 9024 1500
Email:	andrew.lennon@colliers.com	Email:	william.knox@colliers.com

LOCATION MAP



Sole Agent

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OCTOBER 2018

INTERNAL PHOTOGRAPHS



CONCEPT PLAN



DRAFTED CONCEPT PLANS

