

TO LET

RETAIL/OFFICE UNITS

420 WOODSTOCK ROAD

Belfast
BT6 9DR



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KEY BENEFITS

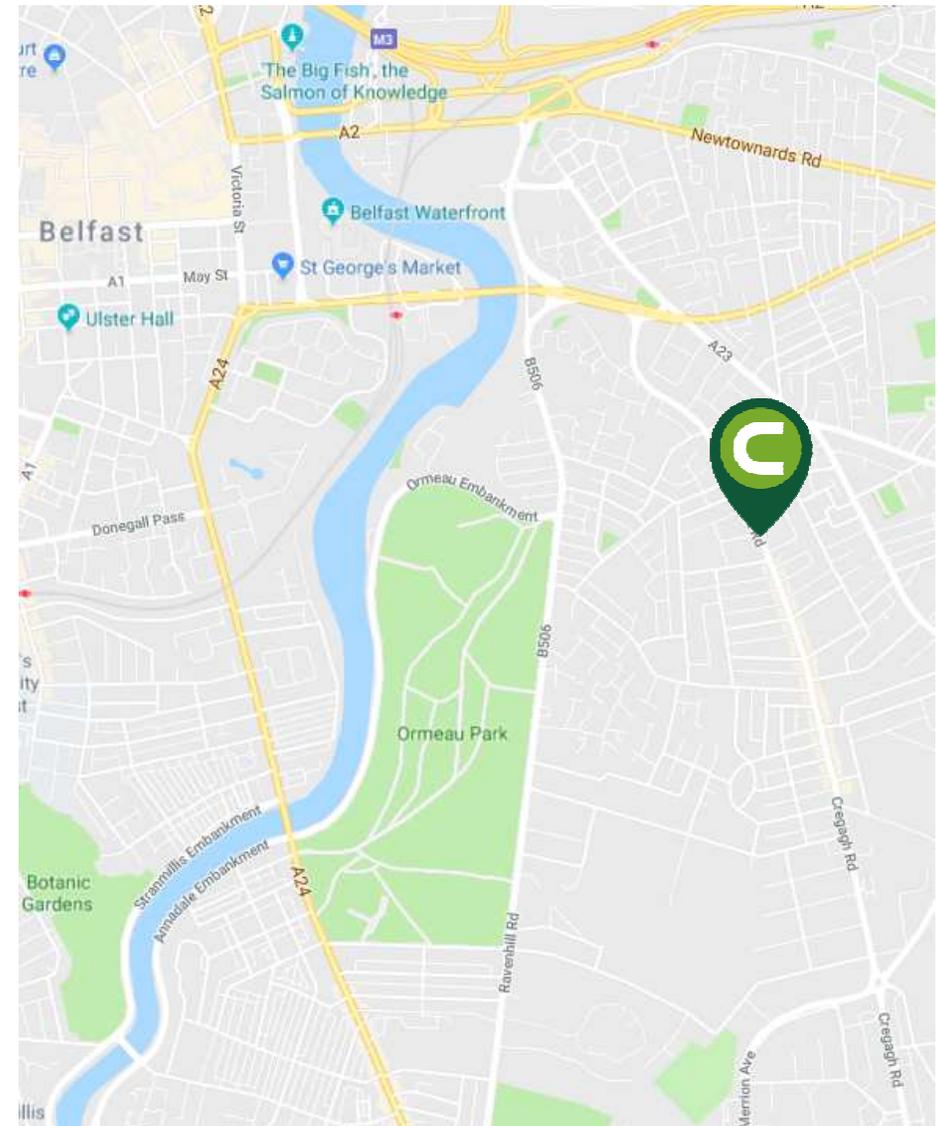
- Prominent Retail and/or Office Unit
- High volumes of passing footfall
- Recently refurbished first and second floor office accommodation
- Nearby on-street parking

LOCATION

The subject property is located on the Woodstock Road in the heart of East Belfast. The Woodstock Road is a main arterial route into the City Centre and benefits from excellent footfall as a result of the surrounding high density residential population. The subject property provides ease of access to Belfast City Centre which is just a 5 minutes' drive away.

DESCRIPTION

The premises consists of a self-contained ground floor retail unit, with store and WC facilities, to the rear. The units benefit from nearby on street car parking. Suitable for a variety of occupiers subject to any necessary planning consent. The first floor office accommodation is currently in shell condition.



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TENURE

Term	3 years
Rent	£10,000 per annum for the retail space and £9 psf per annum for office space
Repairs / Insurance	Full repairing and insuring lease terms.

RATEABLE VALUE

We have been advised by Land and Property Services that the rateable value of the ground floor retail units are £10,700. The rate in the £ for 2018/19 is £0.602803 therefore the estimated rates payable for 2018/19 is £6,449.99.

VAT

All prices are quoted exclusive of VAT, which may be payable.



CONTACT US

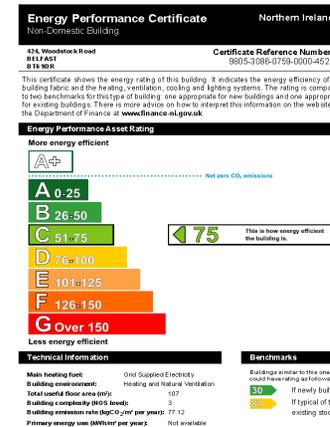
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Accommodation				
Retail	1,005	Sq ft	93	Sq m
Office	2,884	Sq ft	268	Sq m
Total	3889	Sq ft	361	Sq m



EPC

The building has been rated as C75 under EPC regulations.

A copy of the EPC Certificate is available adjacent and can be made available on request.

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