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**FRAZER
KIDD**

RETAIL TO LET

349 WOODSTOCK ROAD BELFAST BT6 8PT

East Belfast Memorials



Tel: 02895 082064

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349 WOODSTOCK ROAD BELFAST BT6 8PT

Summary

- Former showroom/office
- Fitted out to a high standard - ready for immediate occupation.
- Flexible letting terms available.

Location

The property is situated at a mid-point along the Woodstock Road, within an established retail parade bounded by Omeath Street and Greenore Street.

The Woodstock Road is a busy arterial route leading into and out of Belfast and as such the property benefits from a high volume of passing traffic.

Description

The premises were formerly used as a showroom/office and are fitted to a good standard.

The property could however suit a wide variety of retail uses with the minimum of outlay.

Lease

Length of lease by negotiation.

Rent

Inviting offers in the region of £5,200 per annum.

Rates

NAV: £6,400

Rate in £ 2019/2020: 0.614135

Approx Rates Payable: £3,930.46 per annum

The above should be verified with Land and Property Services as this figure is subject to change.

EPC

G253.

Service Charge

The tenant is responsible for repaying the landlord's building insurance premium and also agent's management fees, which are calculated at 5% plus VAT of the annual rent.

Accommodation

We calculate the approximate net internal areas to be as follows:-

Ground Floor

Sales	31.23 sq m	336 sq ft
Kitchen	8.33 sq m	90 sq ft
Wc/Whb		

First Floor

Store	5.66 sq m	61 sq ft
Store/office	16.76 sq m	180 sq ft
Store/office	9.55 sq m	103 sq ft

Second Floor

Store/office	16.07 sq m	173 sq ft
Store/office	8.72 sq m	94 sq ft

TOTAL	96.32 sq m	1,037 sq ft
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VAT

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

Viewing

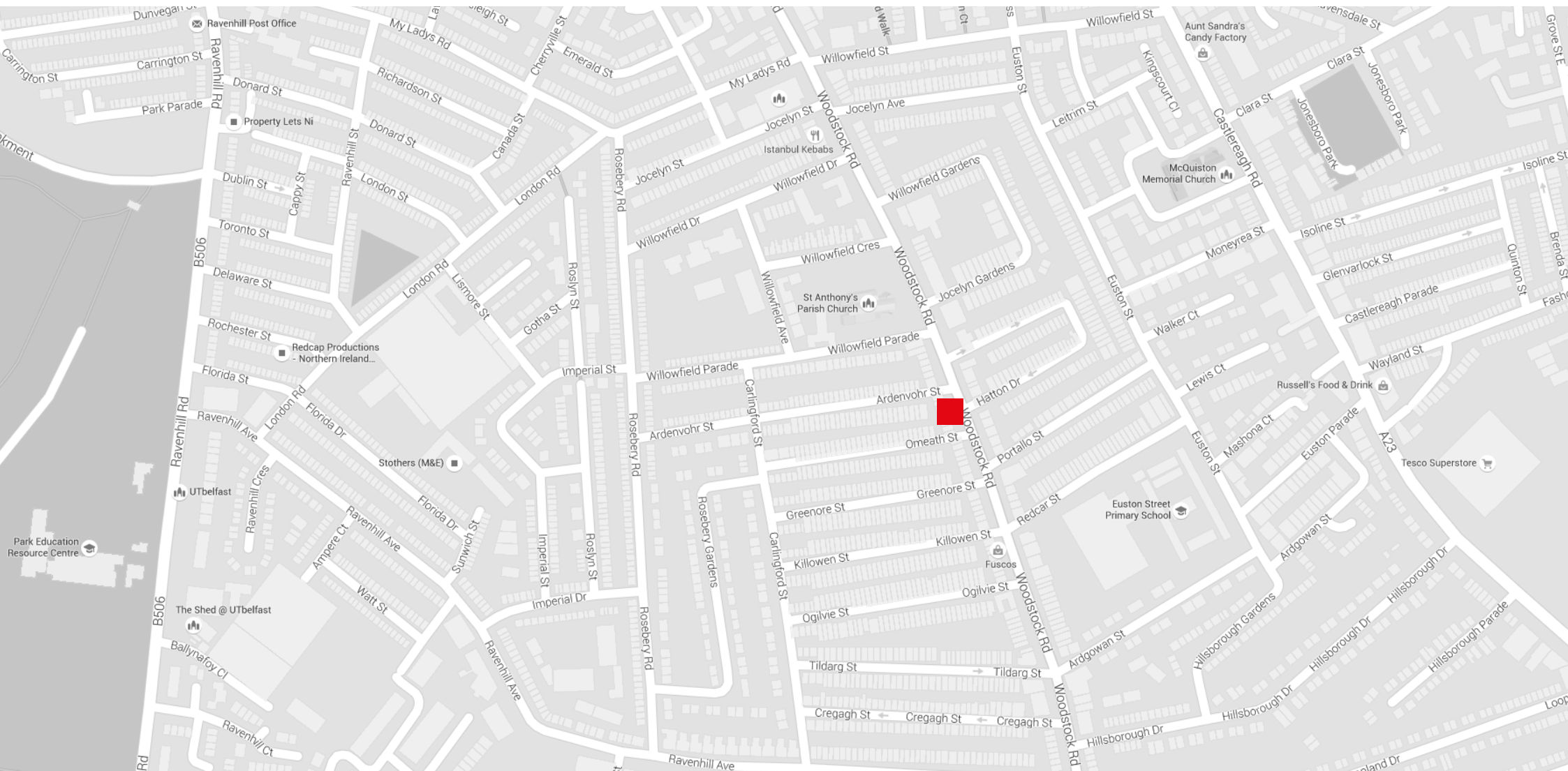
Strictly by appointment with the Sole Letting Agents:

Frazer Kidd

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349 WOODSTOCK ROAD BELFAST BT6 8PT





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