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## To Let Retail Premises

351 Woodstock Road, Belfast, BT6 8PT

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**FRAZER  
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# To Let Retail Premises

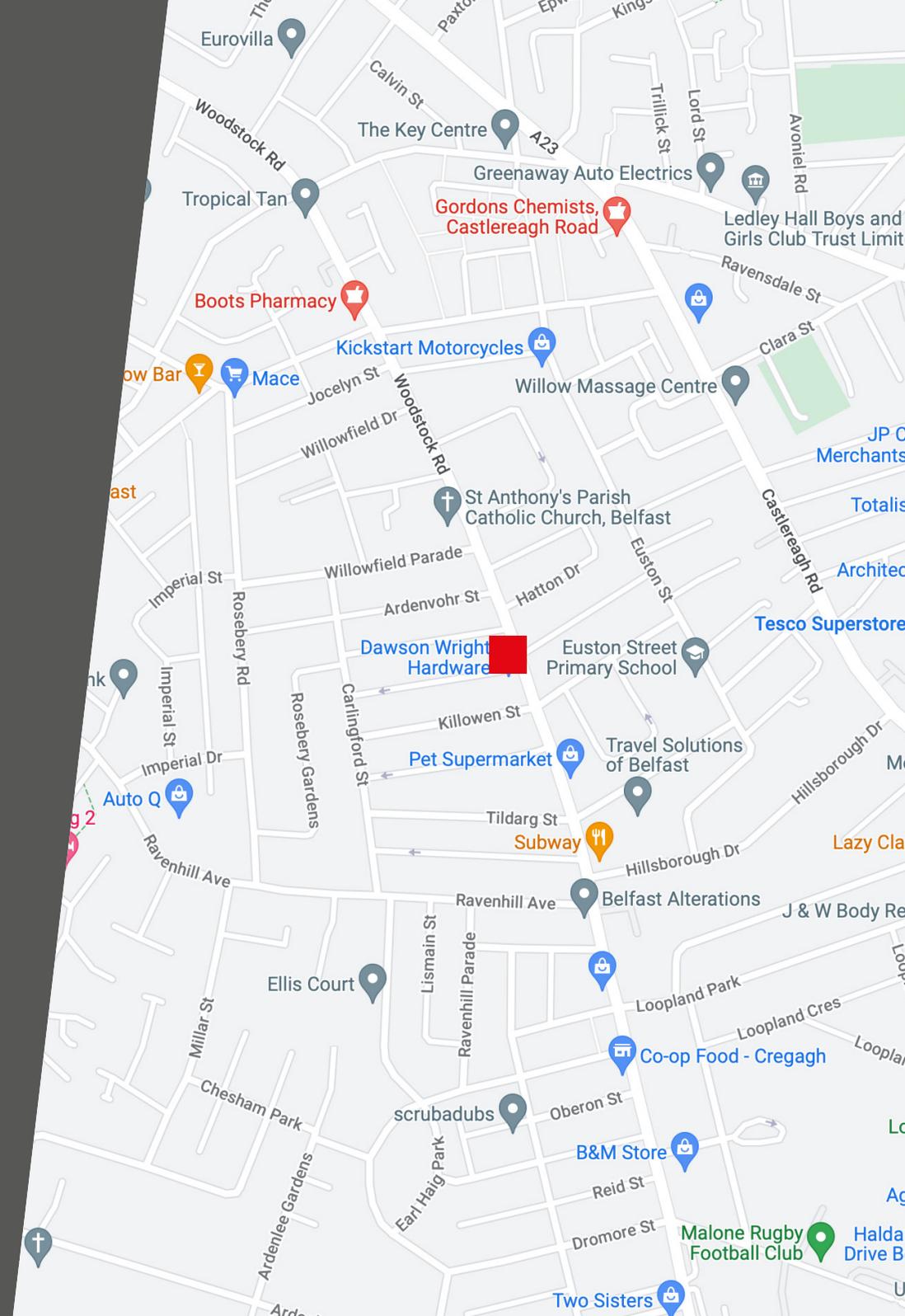
351 Woodstock Road, Belfast, BT6 8PT

## Summary

- Highly prominent location on Woodstock Road, East Belfast.
- Previously occupied as a butcher's shop and is fitted to represent this use.
- Two storey retail premises extending to c.872 sq.ft.
- Neighbouring occupiers include Sunny Barbers, Belfast Breakfast Baps, The Mortgage Shop and Woodstock Library.

## Location

The property is situated at a mid-point along the Woodstock Road, within a densely populated residential area and an established retail parade bounded by Omeath Street and Greenore 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 a sales area with a small kitchen and toilet to the rear of the premises. The property benefits from an electric roller shutter door, excellent glazed shop frontage, tiled flooring and a suspended ceiling with recessed lighting.

## Accommodation

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

Description	Sq. M	Sq. Ft
Ground	39.25	422
First	17.56	189
Second	24.25	261
<b>Total NIA</b>	<b>81.06</b>	<b>872</b>

## Rent

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

## Rates

NAV: £5,050

Rate in £ (2024-25): 0.599362

Rates Payable: £3,026.78 per 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).

## 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 letting agents:

**Frazer Kidd**

028 9023 3111

mail@frazerkidd.co.uk





For further information please contact:

**Brian Kidd**  
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bkidd@frazerkidd.co.uk

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