

McKIBBIN

COMMERCIAL PROPERTY CONSULTANTS

02890 500 100



TO LET

RETAIL PREMISES

205 WOODSTOCK ROAD
BELFAST
BT6 8PQ

c. 44.05 m² (474 ft²)



CONTACT:

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McKIBBIN COMMERCIAL
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CHARTERED SURVEYORS

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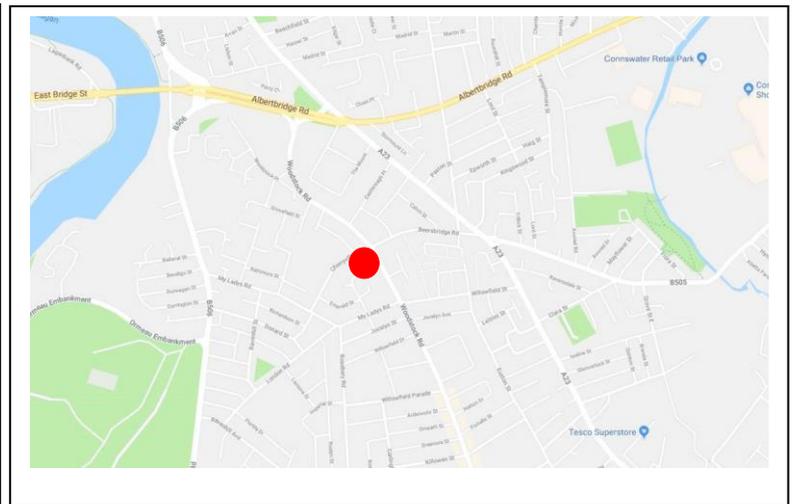
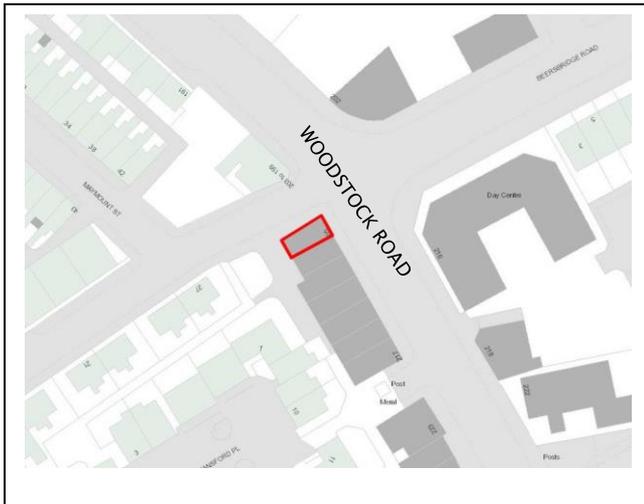
- The subject property occupies a highly prominent location fronting onto the Woodstock Road at the corner of Cherryville Street in East Belfast.
- The property currently has planning to be used as a retail shop but would be suitable for a variety of uses, subject to the necessary planning consents.
- Other occupiers in the vicinity include Holmes Motors, Peppercorn Café, Tropical Tan and McLaughlin & Company Solicitors.

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McKIBBIN COMMERCIAL PROPERTY CONSULTANTS for themselves and the vendors or lessors of this property whose agents they are given notice that: 1) The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; 2) No person in the employment of McKIBBIN COMMERCIAL PROPERTY CONSULTANTS has any authority to make or give any representation or warranty whatsoever in relation to this property.

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LEASE DETAILS

Term:

Negotiable, subject to a minimum of 3 years.

Rent:

£6,000 per annum, exclusive.

Repairs & Insurance:

Tenant to be responsible for all internal and external repairs. Tenant is also responsible to reimburse the Landlord for the insurance premium for the building.

VAT

The premises is not registered for Value Added Tax.

ACCOMMODATION

All Ground Floor	Area
Sales Area	– c. 44.05 m ² (474 ft ²)
WC	
NET INTERNAL AREA	– c. 44.05 m² (474 ft²)

RATES INFORMATION

NAV £3,300
Rate in £ 2019/20 = 0.614135
Rates payable 19/20 = £1,520

(inc 25% Small Business Rates Relief)

EPC

