



MCCONNELL

CHARTERED SURVEYORS & PROPERTY CONSULTANTS

028 90 205 900

www.mcconnellproperty.com

RETAIL



FOR SALE / TO LET

Retail Unit 543 sq ft (50.5 sq m)

217 Woodstock Road
Belfast
BT6 8PQ



- Prominent unit situated on the popular Woodstock Road, a busy arterial route into Belfast.
- Suitable for a wide variety of uses subject to the necessary planning consents.
- Ready for immediate occupation



The Independent
Commercial Property
Consultants Network

MONTGOMERY HOUSE,
29-31 MONTGOMERY STREET, BELFAST BT1 4NX

T: 028 90 205 900
E: info@mcconnellproperty.com



LOCATION

The Woodstock Road is a busy commercial arterial route located approximately 1½ miles from Belfast City Centre.

The subject property is situated on the lower end of Woodstock Road close to its junction with Beersbridge Road.

DESCRIPTION

The shop is situated in a terrace of relatively modern single storey units and was formerly a E-Cig shop.

The shop unit is well fitted to include tiled floors, suspended ceiling with recessed lighting, plaster and painted walls.

ACCOMMODATION

| | M ² | FT ² |
|--------------|----------------|-----------------|
| Sales | 23.8 | 256 |
| Kitchen | 26.7 | 287 |
| WC | | |
| TOTAL | 50.5 | 543 |

LEASE DETAILS

Term: A full repairing and insuring lease for a term by arrangement.

Rent: £5,200 per annum.

Mgt Charge: The tenant will be liable for the landlord's agent's management fee based on 6% of the annual rent plus VAT.

TITLE

We understand that the property is held Leasehold, for a term 950 years from 19th December 1987 at a yearly rent of 5p.

STAMP DUTY

If applicable, will be responsibility of purchaser.

NAV

We are advised by Land and Property Services that the Net Annual Value is £3,650.

The current rate in the £ is 0.614135 (2019/20).

It should be noted that the Small Business Rate Relief Scheme in Northern Ireland provides small businesses with reduced rate liabilities with the subject property due to benefit from 25% rates relief for 2019/20.



MCCONNELL
 CHARTERED SURVEYORS & PROPERTY CONSULTANTS

028 90 205 900
 www.mcconnellproperty.com

ASKING PRICE

Offers over £44,950

VAT

All figures quoted are exclusive of, but may be liable to Value Added Tax.

VIEWING

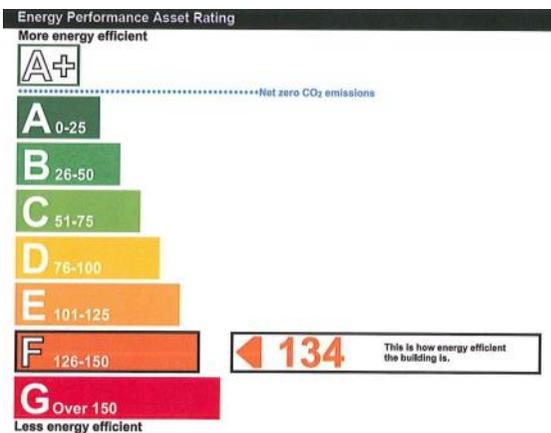
Strictly by appointment with McConnell Chartered Surveyors

Contact: Andrew Agnew

Tel: 028 90 205 900

E-mail: andrew.agnew@mcconnellproperty.com

EPC



LOCATION MAP



© Crown Copyright 2113 2019

McConnell Chartered Surveyors for themselves and for the vendors/landlords of this property whose Agents they are, give notice that:- (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of McConnell Chartered Surveyors has any authority to make or give representation or warranty in relation to this property.