



**McCONNELL**  
CHARTERED SURVEYORS & PROPERTY CONSULTANTS

**028 90 205 900**  
[www.mcconnellproperty.com](http://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

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## 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 <sup>2</sup>	FT <sup>2</sup>
Sales	23.8	256
Kitchen	26.7	287
WC		
<hr/>		
<b>TOTAL</b>	<b>50.5</b>	<b>543</b>

## 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.



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## ASKING PRICE

Offers over £44,950

## VAT

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

## VIEWING

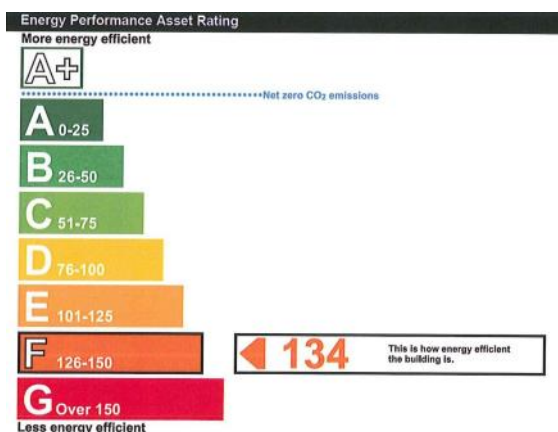
Strictly by appointment with McConnell Chartered Surveyors

Contact: Andrew Agnew

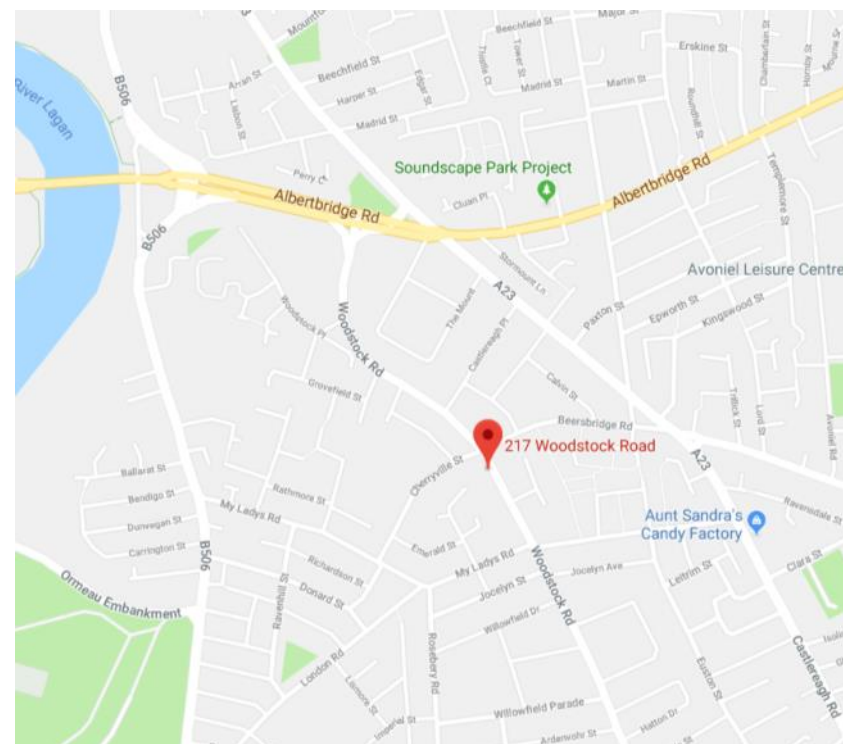
Tel: 028 90 205 900

E-mail: [andrew.agnew@mcconnellproperty.com](mailto:andrew.agnew@mcconnellproperty.com)

## EPC



## LOCATION MAP



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