



McCONNELL
CHARTERED SURVEYORS & PROPERTY CONSULTANTS

028 90 205 900
www.mcconnellproperty.com

RETAIL



TO LET

Retail Unit with flexible accommodation on the upper floors
c. 1,009 ft² (c. 93.8m²)

348 Woodstock Road
Belfast
BT6 9DP



- **Excellent Retail Opportunity on the busy Woodstock Road**
- **Ready for immediate occupation**
- **Suitable for various uses, subject to any necessary statutory consents**



The Independent
Commercial Property
Consultants Network

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

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E: info@mcconnellproperty.com



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LOCATION

The premises occupy a prominent site on this very popular and busy section of Woodstock Road. The shop unit is suitable for a variety of uses subject to any necessary permissions.

ACCOMMODATION

The property comprises ground floor retail unit with flexible accommodation on the upper floors. The unit is finished to include suspended ceiling with recessed spot lighting, part plastered / painted, part plastered / papered walls, part linoleum floor covering.

	m ²	ft ²
Ground Floor	46.4	500
Stores to rear	16.4	177
First Floor	24.2	260
W.C. Facilities		
Second floor	23.2	249
Total:	93.8	1,009

LEASE TERMS

Rent: £5,200 p.a. exclusive

Lease: Available on short or long term lease incorporating 3 year rent reviews

Repair &

Insurance: Full repairing & insuring terms

NAV

We are advised by Land & Property Services that the Net Annual Value of the property is £5,100. The rate in the £ is 0.543147 (2021/22). Approx rates payable 2021/22 £2,770.

It should be noted that the Small Business Rate Relief Scheme in Northern Ireland provides small businesses with reduced rates liabilities and we understand the subject property may benefit from 20% rates relief.

Interested parties are advised to make their own enquiries in respect of rates.

VAT

All figures quoted are exclusive of but maybe liable to VAT.



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EPC

348, Woodstock Road BELFAST BT6 9DP		Energy rating E
Valid until 19 June 2026	Certificate number 0390-0536-7579-3596-2002	

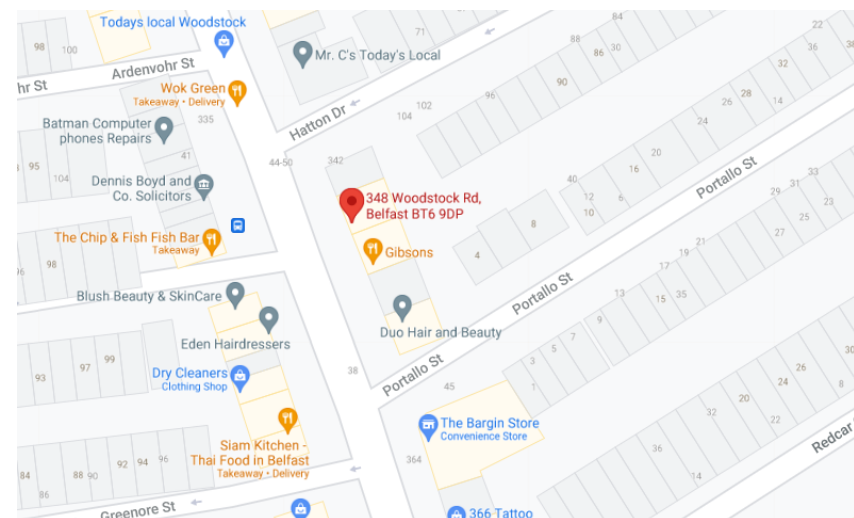
Under 0 **A+**

Net zero CO2



105 | E

LOCATION MAP



VIEWING

Strictly by appointment with McConnell Chartered Surveyors

Contact: Philip Culbert or Shaun Wallace

Tel: 028 90 205 900

Email: philip.culbert@mcconnellproperty.com

shaun.wallace@mcconnellproperty.com

Website: www.mcconnellproperty.com

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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.