

# Northern Property

Estate Agents & Property Consultants

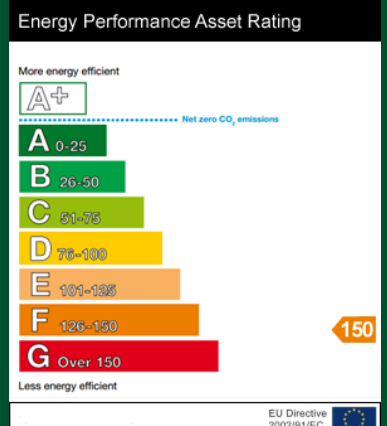


217 Woodstock Road  
Belfast, BT6 8PQ

Per Year  
**£6,000**



- Ideal Ground Floor Retail Unit
- Rates Approximately £2,242 (Subject To Rate Relief)
- Separate WC
- EPC Rating F150 (9000-9969-0391-3890-4024)



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# Description

## LOCATION

Situated on the lower end of Woodstock Road in East Belfast, close to the junction with Beersbridge Road. Woodstock Road is a busy commercial arterial route; being approximately 1.5 miles to Belfast City Centre and within close proximity to Belfast Central Train Station.

## DESCRIPTION

The unit is well fitted out and would be ready for immediate occupation. The frontage on this premises offers an abundance of light and space throughout. The unit comprises a large shop front, two spacious rooms to the rear, a store room, and a separate WC with tiled flooring throughout. An additional benefit includes roller shutter access to the front. The unit is circa 557 Sqft.

## RENT

We have been instructed to seek rent of £6,000 Per Annum (£500 Per Month)

## RATES

Rates have been calculated for rating year 2019/20 at £2,242 Per Annum

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.

## FURTHER INFORMATION

For access, further information and to register your interest please contact our commercial team on 028 90 324 555 - [commercial@northernproperty.com](mailto:commercial@northernproperty.com)

## Ground Floor

### SHOP FRONT:

4.858m x 4.784m (15' 11" x 15' 8")

Roller shutter access. Aluminum frame glazed shop front. Suspended ceiling.



Halogen lighting. Tiled flooring.

#### **ROOM 1**

*3.467m x 2.375m (11' 4" x 7' 10")*

Tiled flooring. Spot lighting. Low level worktop. Sink and drainer

#### **ROOM (2):**

*4.997m x 2.281m (16' 5" x 7' 6")*

Tiled flooring. Spot Lighting

#### **Store Room**

*2.333m x 1.262m (7' 8" x 4' 2")*

Tiled flooring



#### **REAR HALLWAY:**

*2.701m x 1.237m (8' 10" x 4' 1")*

Tiled flooring. Stairs to rear exit

#### **HALLWAY:**

*0.982m x 0.829m (3' 3" x 2' 9")*

Tiled flooring

#### **SEPARATE WC:**

*1.742m x 1.012m (5' 9" x 3' 4")*

Tiled flooring. White two piece suite. Electric water heater







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