



FOR SALE/TO LET

361 Woodstock Road, Belfast, BT6 8PU

Highly prominent retail unit comprising c. 1,359 sq ft.

Lisney

Features

- 1,359 sq. ft. (126 sq. m.) of high profile retail accommodation over ground and first floors, with second floor storage/ancillary.
- Prominently located on a busy arterial route.
- Subject to high levels of passing pedestrian and vehicular traffic.
- Suitable for a variety of uses (Subject to planning).

Location

Belfast is Northern Ireland's capital and largest city with a population of approximately 340,000 and a further metropolitan catchment population of approximately 700,000 within a 10 mile radius.

The subject is prominently located c. 2 miles east of Belfast City Centre on Woodstock Road, a busy arterial route. The property is surrounded by large resident population, as well as being subject to continuous passing pedestrian and vehicular traffic.

There is an array of different property uses present in the surrounding area, including fast food takeaway, office, café/restaurant as well as various forms of retail. Nearby occupiers include; The Mortgage Shop, Smyth's Fish & Chip Shop and Woodstock Library.



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Description

The mid-terrace property comprises three storeys, with retail provision at ground and first and ancillary/storage space on the second floor.

The property is currently fitted out as a craft workshop/studio, however would be ideal for a number of retail and leisure uses including fashion boutiques, showrooms, beauticians, hairdressers, B1 office use and hot food/café users (subject to the necessary consents).

Accommodation

FLOOR	DESCRIPTION	SQ FT	SQ M
Ground Floor	Retail	504	46.82
Ground Floor	Kitchen	28	2.60
First Floor	Stores/Prep Area	517	48.03
Second Floor	Stores	310	28.79
Total		1359	126.25



For indicative purposes only

Title

We understand that the property is held Leasehold, for a term of 10,000 years from 18 June 1897 at a ground rent of £4.00 per annum.

Stamp Duty

If applicable, will be the responsibility of the purchaser.

Rates

We have been advised by the land and property services of the following;

Net Annual Value: £6,300

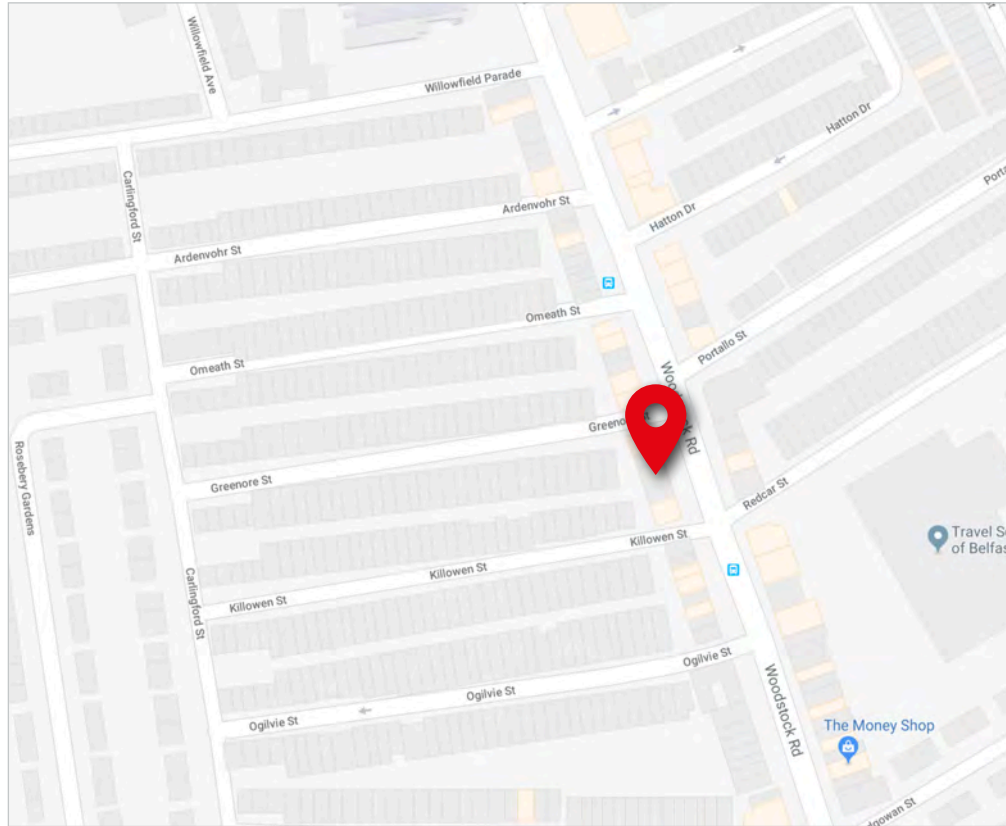
Rate Poundage (17/18): 0.592681

Rates Payable: £3,733.89

**Figures are exclusive of 20% Small Business Rates Relief which is applicable to rating assessments of up to £15,000 NAV.*



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EPC Rating

The property has an Energy Efficiency rating of C60.

A full certificate can be made available upon request.



Asking Price

Offers invited in the region of £100,000.

Lease Terms

Repairing: The space will be let on full repairing and insuring terms.

Insurance: An incoming tenant will be responsible for reimbursing the landlord for the cost of buildings insurance.

Term: Negotiable.

Rent: £10,000 per annum, exclusive.

VAT

All prices, outgoings and rentals are stated exclusive of but may be liable to VAT.

Contact

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Customer Due Diligence

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uk/si/2017/692/made>

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Lisney. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.