



To Let Prime Retail Premises

400 Woodstock Road, Belfast BT6 9DQ

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**FRAZER
KIDD**

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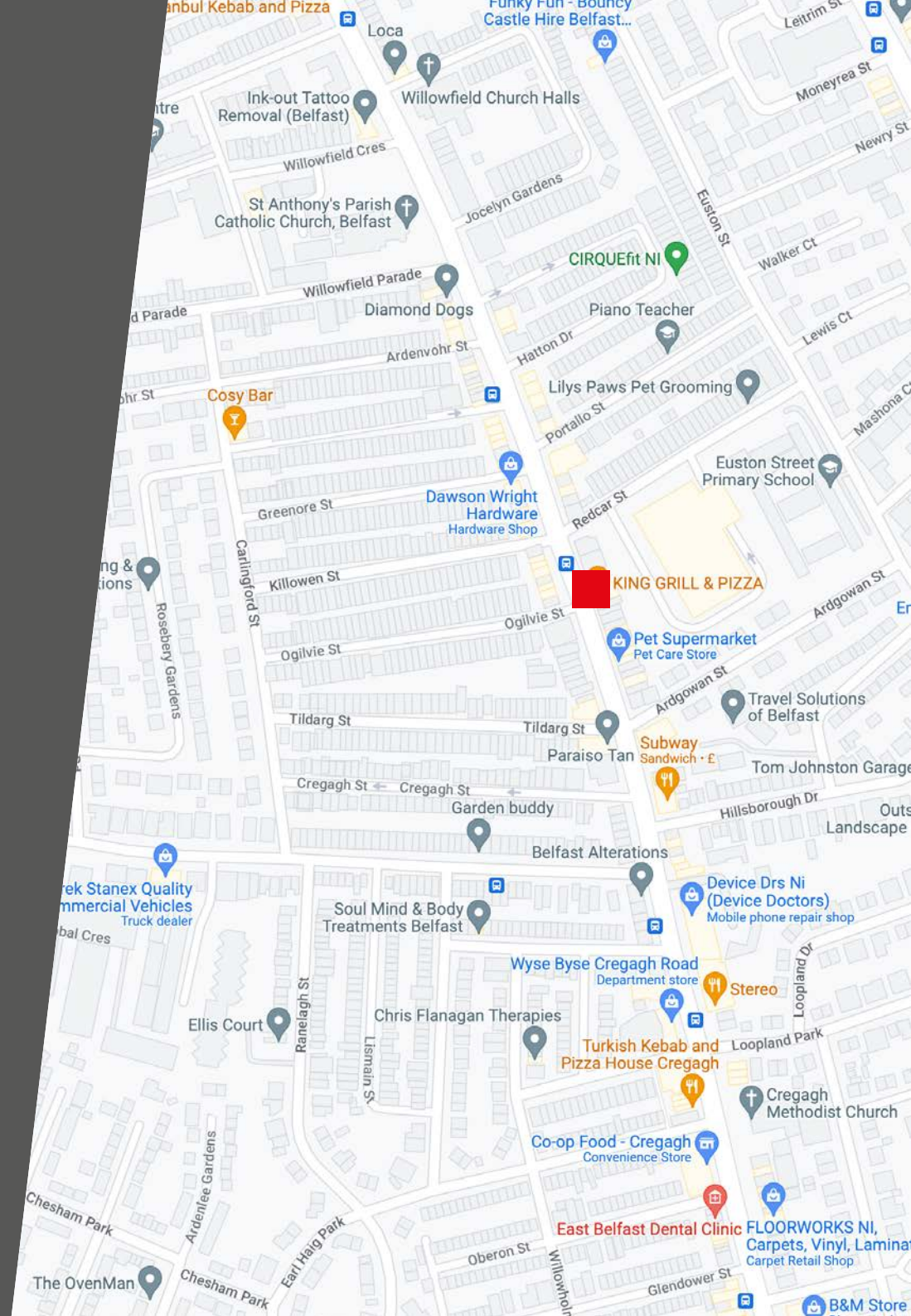
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Summary

- Highly prominent location on Woodstock Road, East Belfast.
- Retail premises extending to c.554 sq.ft.
- Suitable for a variety of uses subject to obtaining planning consents (STPP)
- Neighbouring occupiers include Orr's Home Bakery, A.Mclean Bookmakers, Boston James & Sullivan and Pet Supermarket.

Location

The property is situated fronting onto the Woodstock Road which is a densely populated residential area and an established retail parade. The Woodstock Road is a busy arterial route which leads in and out of Belfast and benefits from high volumes of vehicular traffic and pedestrian footfall.



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Description

The property comprises a ground floor retail premises including an open plan sales area, a rear storeroom with a small kitchen and toilet. The property benefits from an electric roller shutter door, glazed shop frontage, laminate flooring, plastered and painted walls and LED spot lighting throughout.

Accommodation

Description	Sq. M	Sq. Ft
Main Sales area	31.38	338
Store	20.07	216
Total NIA	51.47	554

Rent

Inviting offers in the region of £8,500 per annum.

Management Fee

Tenant responsible for payment of agent management fees calculated at 5% + VAT of the annual rent.

Rates

NAV: £3,900

Rate in £ (2025-2026): 0.626592

Rates Payable: £2,443.71 per annum

*This property should be eligible for a 20% reduction in rates payable due to the Small Business Rates Relief Scheme. We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).

Repair

Tenant responsible for interior & exterior repairs.

VAT

All figures quoted are exclusive of VAT, which may be payable.

Viewing

Strictly by appointment with the sole letting agents:

Frazer Kidd

028 9023 3111

mail@frazerkidd.co.uk





For further information please contact:

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