

To Let – Retail/ Salon

**Ground, First and Second Floor  
Premises**

343 Woodstock Road, Belfast, BT6 8PT



**Key Features:**

- Highly prominent location fronting onto the Woodstock Road, East Belfast.
- The accommodation comprises of five private rooms together with kitchen and toilet facilities.
- We calculate the approximate gross internal area to be approximately 1,112 sq ft.
- Suitable for a variety of uses such as Beauty Salon, Chiropractor, physiotherapist, etc.

**LOCATION**

The property is situated fronting onto the Woodstock Road. The Woodstock Road is a busy arterial route which leads in and out of Belfast City Centre and benefits from high volumes of vehicular traffic and pedestrian footfall from the nearby densely-populated residential hinterland.

**DESCRIPTION**

The property comprises of a Ground first and second floor premises consisting of five private treatment rooms, a kitchenette and WC/WHB facilities. The premises are currently used as a beauty salon/nail bar and are fitted out to reflect this use. The property could however suit a wide variety of retail uses with the minimum of outlay.

**ACCOMODATION**

We calculate the approximate gross internal area to be approximately 1,112 sq ft.

<b>Ground Floor</b>	<b>Sq. M</b>	<b>Sq. Ft</b>
Sales	19.14sqm	206 sq ft
Treatment Room 1	7.73 sqm	83 sq ft
Treatment Room 2	24.04 sqm	259 sq ft
<b>First Floor</b>		
Front Room	16.83 sqm	181 sq ft
Rear Room	9.09 sqm	98 sq ft
WC	5.25 sqm	57 sq ft
<b>Second Floor</b>		
Kitchen	7.14 sq m	77 sq ft
Treatment Room	4.99 sq m	54 sq ft
Treatment Room	9.04 sq m	97 sq ft
<b>TOTAL</b>	<b>103.23 sq m</b>	<b>1,112 sq ft</b>

**LEASE**

Length of lease by negotiation

**RENT**

Inviting offers in the region of £6,500 per annum

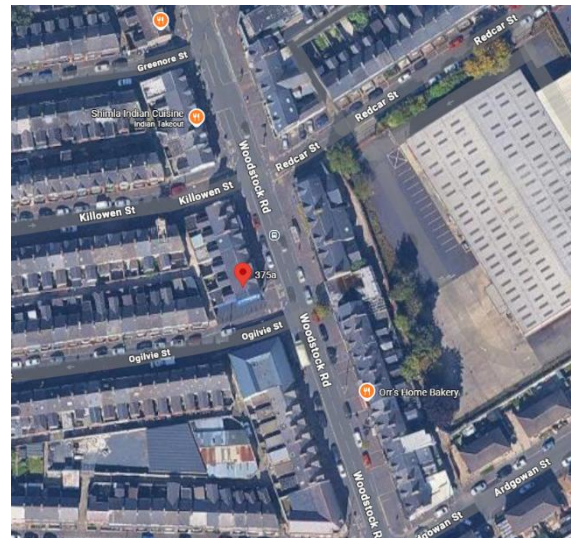
**RATES**

NAV: £6,350.00

Non-Domestic Rate in £ (25/26): 0.626592

Rates Payable: £3,978.86 per annum

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



#### **REPAIR**

Tenant responsible for Interior and Exterior Repairs to the property.

#### **BUILDING INSURANCE**

Tenant responsible for repayment of the Landlord's building insurance premium.

#### **MANAGEMENT FEE**

Tenant to be responsible for the payment of Agent's management fees, which are calculated at 5% plus VAT of the annual rent.

#### **VAT**

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



For further information please contact:

**Brian Kidd**

07885 739063

[bkidd@frazerkidd.co.uk](mailto:bkidd@frazerkidd.co.uk)

**Beth Brady**

0775924283

[bbrady@frazerkidd.co.uk](mailto:bbrady@frazerkidd.co.uk)

Telfair House, 87/89 Victoria Street, Belfast, BT1 4PB

028 9023 3111

[mail@frazerkidd.co.uk](mailto:mail@frazerkidd.co.uk)

[frazerkidd.co.uk](http://frazerkidd.co.uk)

#### **Disclaimer**

Frazer Kidd Property Limited for themselves and for the vendors 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 purchasers 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 employment of Frazer Kidd Property Limited has any authority to make or give representations or warranty whatever in relation to this property.

As a business carrying out estate agency work when we enter into a relationship with a customer, we are required, if applicable, to verify the identity of both vendor and purchaser as outlined in 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>. In accordance with legislation, 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 Frazer Kidd Property Limited. The information will be held in accordance with the General Data Protection Regulations (GDPR) and will not be passed on to any other party unless we are required to do so by law.