



To Let Retail Unit

62 Woodvale Road, Belfast, BT13 3BT



McKIBBIN
COMMERCIAL

028 90 500 100

SUMMARY

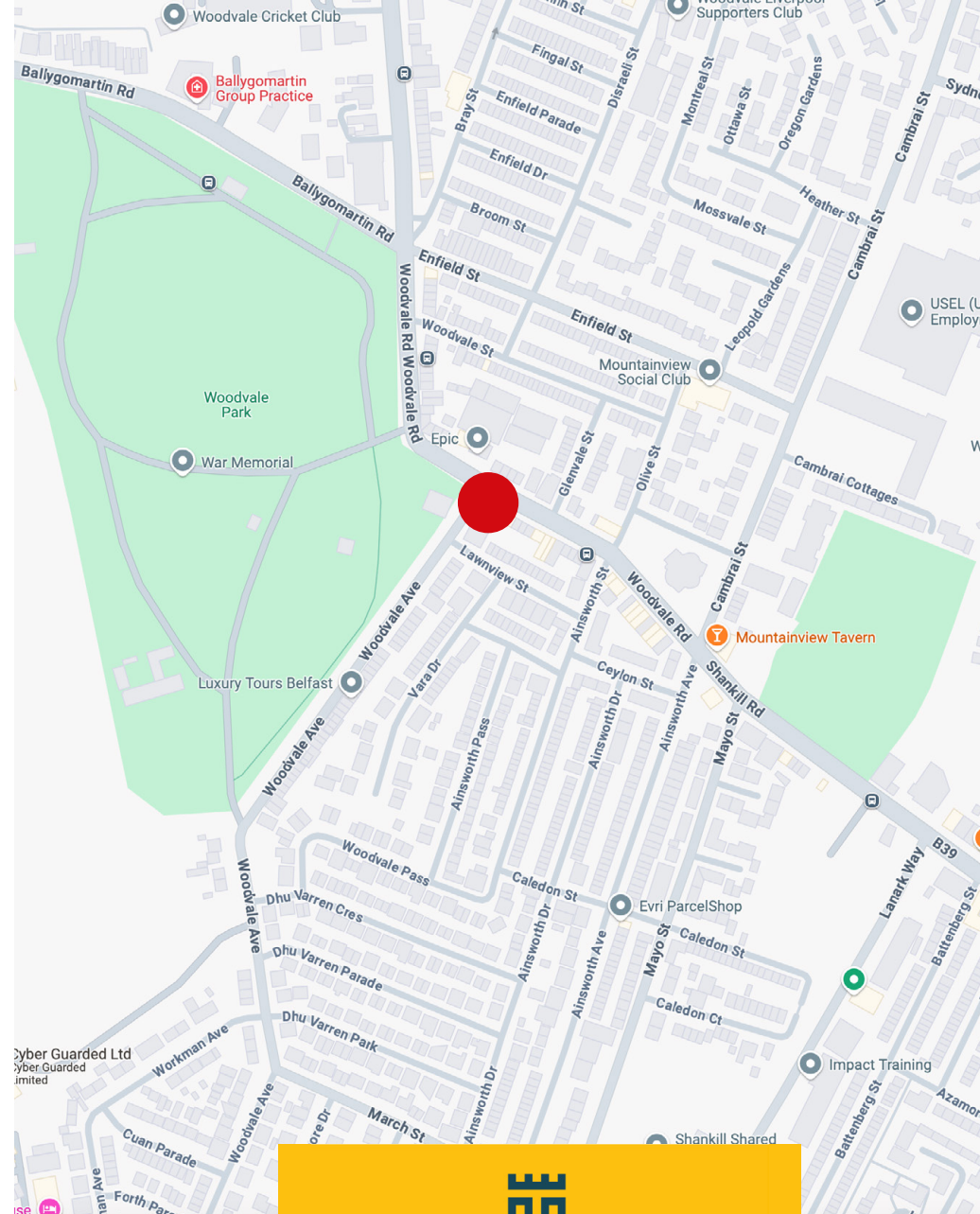
- Fantastic retail unit to let.
- Prominent frontage onto the Woodvale Road.
- Surrounded by a large catchment of housing.

LOCATION

- The premises occupy a prominent location on the Woodvale Road, one of Belfast's main arterial routes thus benefiting from a high level of passing pedestrian and vehicular traffic.
- Roadside parking available
- Local retailers include Well Pharmacy, Turkish Kebab & Pizza House, Costcutter, John's Bakery and Woodvale Wines.

DESCRIPTION

- The subject property comprises a ground floor retail shop together with upper floor storage/office accommodation.
- The property has been previously used as a sandwich bar, however it would lend itself to a variety of commercial uses, subject to the necessary planning consents.
- The unit is finished to include tiled flooring, plastered and painted walls and suspended ceiling.



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ACCOMMODATION

Floor	Description	Sq M ²	Sq Ft ²
Ground Floor	Internal Frontage	3.7 m ²	12 ft ²
	Sales Area	31.0 m ²	334 ft ²
	Kitchen	3.9 m ²	42 ft ²
First Floor	Store 1	7.1 m ²	76 ft ²
	Store 2	12.6 m ²	136 ft ²
Second Floor	Store 1	5.0 m ²	54 ft ²
	Store 2	9.2 m ²	99 ft ²
Total Net Internal Area		68.8 m²	740 ft²

LEASE DETAILS

Term:	Negotiable
Rent:	£6,500 per annum + VAT, exclusive
Security Deposit:	The incoming Tenant may be required to place a deposit as security in case of default. The Landlord may also ask the Tenant to provide a guarantor.
Repairs & Insurance:	The Tenant is responsible for all repairs and reimbursement Building Insurance Premium to the Landlord.

RATES

We understand from Land & Property Services that the Net Annual Value is as follows:

NAV = £3,350

Rate in £ 2024/25 = 0.599362

Rates payable 24/25 = £1,505.90

(inc 25% Small Business Rates Relief – enquiries should be made directly with LPS regarding this)

VAT

All prices and outgoings are exclusive of but may be liable to Value Added Tax.



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EPC

Awaiting EPC

CONTACT

For further information or to arrange a viewing contact:

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