



To Let Fully Refurbished Own Door
First and Second Floor Premises
375A Woodstock Road, Belfast BT6 8PU

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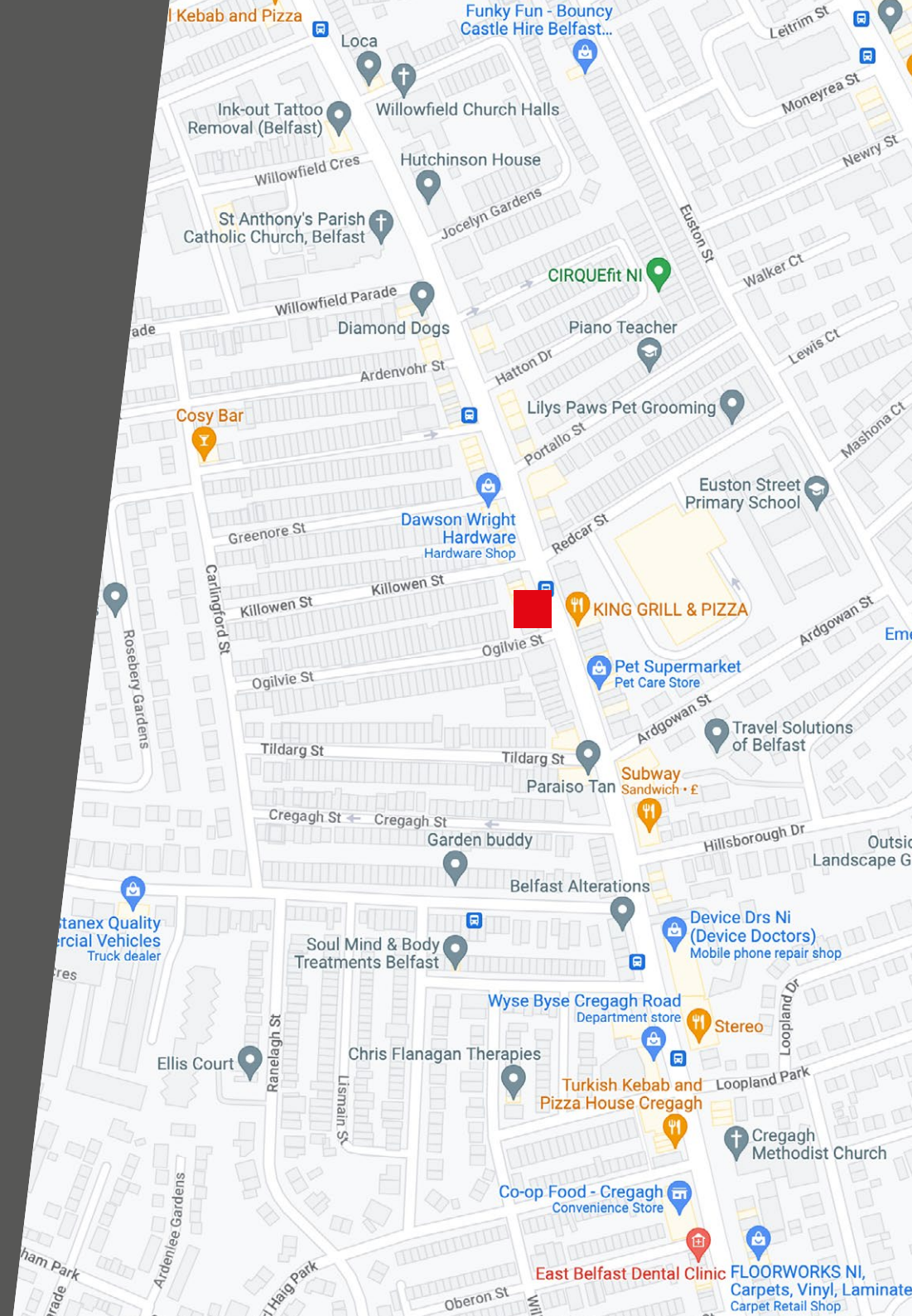
375A Woodstock Road, Belfast BT6 8PU

Summary

- Highly prominent location fronting onto the Woodstock Road, east Belfast.
- Completely refurbished to include full redecoration throughout and new carpeting.
- The accommodation comprises of four private rooms together with kitchen and toilet facilities.
- Suitable for a variety of uses such as professional offices, chiropractor, physiotherapist, etc.

Location

The property is situated fronting onto the Woodstock Road, at an approximate mid-point between Ogilvie Street and Killowen Street. 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.



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Description

The property comprises of self-contained first and second floor premises consisting of four private rooms, a kitchenette and WC/WHB facilities. The property has been fully refurbished throughout with full redecoration and brand-new carpeting. The accommodation also benefits from double glazing and a fire alarm system.

Accommodation

First Floor	Sq. M	Sq. Ft
Front Room	17.77	191
Rear Room	9.08	98
Kitchenette		
WC/WHB		
Second Floor	Sq. M	Sq. Ft
Front Room	15.28	164 sq ft
Rear Room	8.41	91 sq ft
TOTAL	50.54	544

Rent

£435 per month.

Management Fees

Tenant responsible for payment of agent's management fees calculated at 10% of the annual rent payable.

Repairs & Insurance

The tenant responsible interior repairs and for payment of service charge contribution of the landlord's costs in connection with the exterior maintenance of the building and repayment of the insurance premium.

Rates

NAV: £3,600

Rate in £ (2025-2026): 0.65029

Rates Payable: £2,341 per annum approx.

*This property should be eligible for a 25% reduction in Rates Payable due to the Small Business Rates Relief Scheme. We recommend that you contact Land & Property Services to verify the above figures and the potential of Small Business Rates Relief. (Telephone: 0300 200 7801). With small business relief we estimate rates to be £1,755.75 per annum.

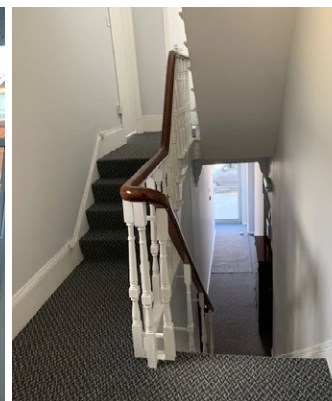
Viewing

Strictly by appointment with the sole letting agents:

Frazer Kidd

028 9023 3111

mail@frazerkidd.co.uk





FRAZER KIDD

For further information please contact:

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