



Instinctive
Excellence
in Property.

For Sale

Prominent Investment Property (Tenant Unaffected)
964 sq ft (89.6 sq m)

328 Woodstock Road
Belfast
BT6 9DP

INVESTMENT

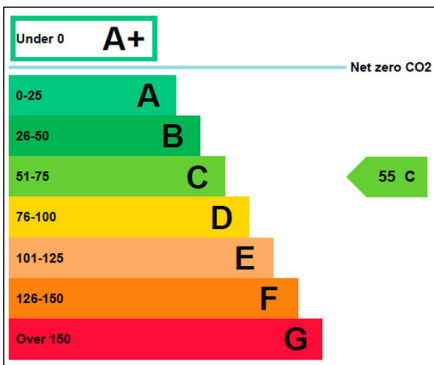


INVESTMENT

Location Map



EPC



Location

The prominent unit is situated on Woodstock Road and Hatton Drive, a busy arterial route to and from Belfast. The property is located on busy area of the Woodstock Road benefitting from good footfall with a mix of local commercial occupiers to include Winemark and Vivo. The surrounding area comprises densely populated residential area.

Description

This is a prominent corner commercial property which is fitted to a high standard to provide a modern office over ground and mezzanine floors. The unit benefits from gas fired heating, suspended ceiling, carpet flooring and is secured with roller shutters.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice, Sixth Edition. All areas being approximate:

Description	Sq Ft	Sq M
Ground floor	538	50.0
First floor	426	39.6
Total Net Internal Area	964	89.6

Rates

We have been advised by the Land and Property Services of the following rating information:

Net Annual Value: £5,100
Estimated rates payable: £3,056.75

Sale Details

The property is fully let on a lease with effect from 1 February 2025 for a term of 3 years at an annual rent of £9,000.

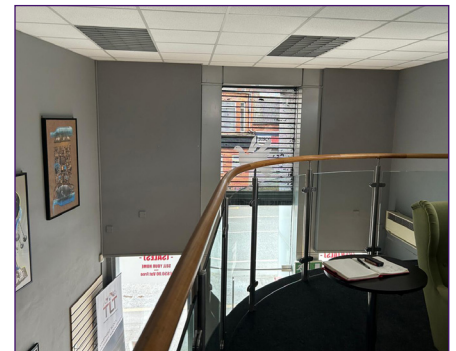
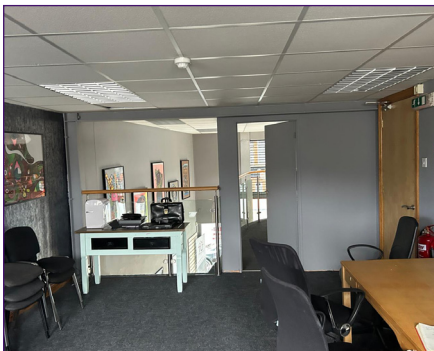
Guide Price: Offers over £100,000 exc of VAT.

VAT

All prices, rentals and outgoings are quoted exclusive of VAT.

Anti-Money Laundering

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/lessee will be required to satisfy the vendor/lessor and their agents regarding the source of the funds used to complete the transaction.



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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 Osborne King. 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.

MISREPRESENTATION ACT 1967

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