

174 Woodstock Road, Belfast, BT6 8AF

Development Opportunity

For Sale



- Redevelopment opportunity totalling 0.01 acres/759 sq ft.
- Frontage onto the Woodstock Road, which enjoys a high volume of vehicular traffic.
- Income producing advertising hoarding.
- Suitable for a number of uses, subject to planning.
- Formerly used as a bookmakers.

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Location

The subject property is located on the busy Woodstock Road in East Belfast, which enjoys a high volume of passing traffic and footfall. It is only a short distance from the Cregagh Road, in a bustling commercial thoroughfare in densely populated East Belfast. The subject premises is located a short distance from the junction of the Woodstock Road with the Beersbridge Road.

Description

The property is located on the corner of Woodstock Road and Castlereagh Place. The property comprises an end terrace arranged over ground and first floors. Formerly a bookmakers, the property is in need of refurbishment throughout.

Advertisement Hording Tenancy

The subject property benefits from an income producing advertising hoarding. Please contact the agent for further information.

Site Area	Acres	Hectares
Total	0.01	0.004

Title

Assumed Freehold.

Business Rates

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

Bookmaking Office
 Net Annual Value - £2,850
 Rate in £ 19/20 – £0.614135
 Rates Payable - £1750.28

Advertising Hoarding
 Net Annual Value - £1,000
 Rate in £ 19/20 – £0.614135
 Rates Payable - £614.14

Value Added Tax

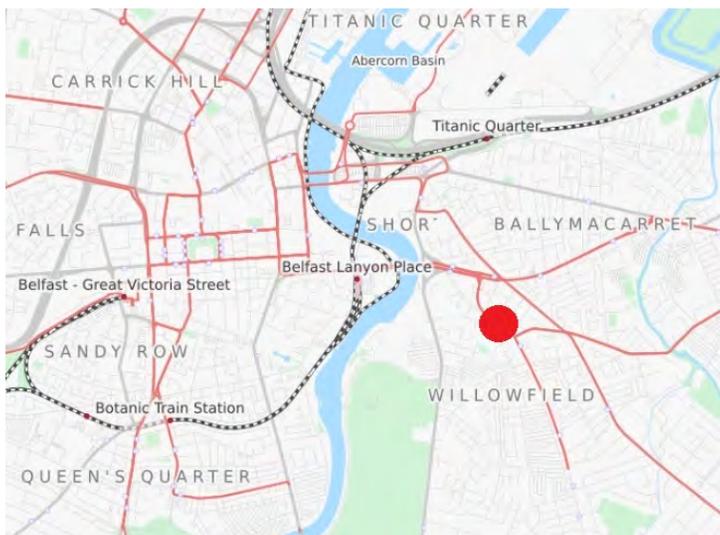
We can confirm the property is VAT registered, therefore VAT will be charged.

Price

We are seeking offers in excess of £35,000 exclusive.

Stamp Duty

This will be the responsibility of the purchaser.



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