

TO LET



Retail Unit c.328 sq.ft (30.5 sq.m)

4A The Blackstaff Stop
111-129 Springfield Road
Belfast
BT12 7AE

- Prominent location within the busy Blackstaff Mill commercial complex
- Onsite car parking
- Ground floor unit, suitable for various uses (subject to any planning or other consents which may be required)

LOCATION

The property is located within The Blackstaff Mill commercial complex on the Springfield Road, a short distance from the junction with the Falls Road and Grovesnor Road. The subject unit benefits from excellent transportation links and is within close proximity to Belfast city centre.

The locality comprises a mix of uses to include commercial, retail and residential located in the vicinity. Other occupiers within the complex include McGettigan's Chemist, McIvor & Farrell Solicitors, Scrunchies and Macs Barber Shop.

DESCRIPTION

This ground floor unit is fitted to include plastered / painted walls, suspended ceilings with recessed fluorescent strip lighting, carpet floor covering and an electric roller shutter. WC facilities are contained within. Customer car parking is also readily available.

ACCOMMODATION

The accommodation extends to approx. 328 sq.ft.

LEASE DETAILS

Rent: £5,500 per annum + VAT.
Term: Subject to negotiation.

The space will be offered on effectively Full Repairing and Insuring terms via recovery of a service charge.

SERVICE CHARGE

A service charge will be levied to cover an appropriate proportion of the cost of external repairs and maintenance.

INSURANCE

An incoming tenant will be responsible for reimbursing a fair proportion of the landlord's building insurance premium. Current year premium apportioned to the subject unit £239.55 + VAT.

MANAGEMENT

Tenant is responsible for the landlord's agents management fee at 6% of annual rent, plus VAT.

VAT

The property is opted to tax, therefore VAT will be applicable on the annual rent and other outgoings.

NAV

We are advised by Land & Property Services that the Net Annual Value of the premises is £5,100.

The current commercial rate in the pound is £0.572221 (2023/24) therefore the approximate rates payable in 2023/24 are £2,918.

We understand the property may be eligible for Small Business Rates Relief of 20%.

Interested parties are advised to make their own enquiries to rates

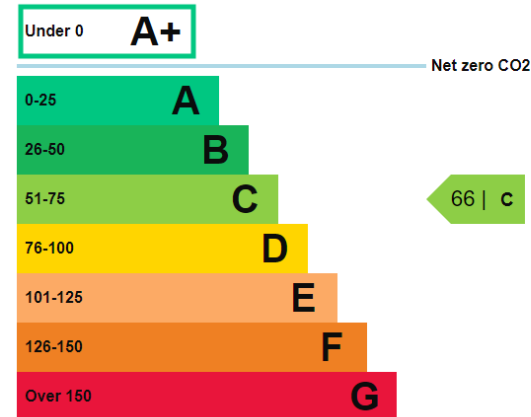
EPC

The property has an energy performance rating of C66.

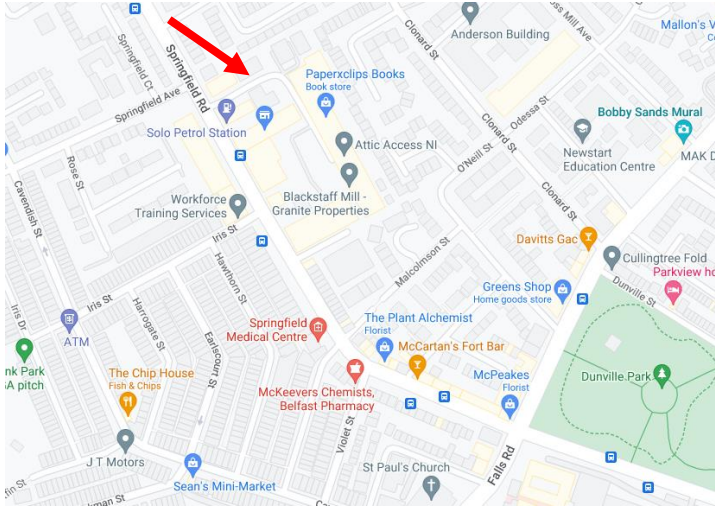
The full certificate can be made available upon request.

Energy efficiency rating for this property

This property's current energy rating is C.



LOCATION



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 McConnell Chartered Surveyors. 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.

VIEWING

For further information or to arrange a viewing, please contact:

McConnell

 **JLL** Alliance Partner

Contact: Philip Culbert

Tel: 028 90 205 900

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