







Retail Units c.590 sq.ft and 1,300 sq.ft

77a and 77b/c Springfield Road **Belfast BT12 7AJ**

- Frontage onto the busy Springfield Road.
- Comprises of a single and a double retail unit ranging in size from 590 sq ft to 1,300 sq ft.
- On street parking.

Montgomery House, 29-31 Montgomery Street, Belfast, BT1 4NX T: 028 90 205 900 E: info@mcconnellproperty.com

Sq M

LOCATION

The subject properties are located on Springfield Road in West Belfast, approximately 1.4 miles from Belfast City Centre with high volumes of passing traffic. The shops are a short walk from St. Marys University College, Royal Victoria Hospital and benefit from ease of access to the M2 Motorway via the Broadway Roundabout. Access to on-street parking and public transport links are also available.

The area contains a wide range of uses such as retail, residential and office space.

Occupiers in the vicinity include Apache Pizza, Ladbrokes, Eurospar and McIvor Farrell Solicitors.

ps are a short

Total Internal Area	1,890	175.8
77b/c Retail Space	1,300	121
77a Retail Space	590	54.8

Sa Ft

ACCOMMODATION



DESCRIPTION

Each retail unit benefits from an aluminium glazed shop front onto the busy Springfield Road. Internally, Each self-contained shop contains ancillary storage to the rear along with kitchenettes and toilet facilities.

Fitted to include plaster / painted walls, suspended ceiling with recessed lighting, wooden flooring and an electric roller shutter.

Both units are available on a vacant possession basis.

SERVICE CHARGE

A service charge will be levied to cover an appropriate proportion of the cost of external repairs / maintenance and building insurance. Estimated at £125 per unit payable for 2023/2024.

Montgomery House, 29-31 Montgomery Street, Belfast, BT1 4NX T: 028 90 205 900 E: info@mcconnellproperty.com

RATES

We have been advised of the following by LPS: 77a NAV: £6,200 (Source: LPS on-line database). Rate in £ for 2024/25: 0.599362 Rates payable for 2024/25 (approx.): £3,716.04

77b & c NAV: £13,300 (Source: LPS on-line database). Rate in £ for 2024/25: 0.599362 Rates payable for 2024/25 (approx.): £7,971.51

VAT

The building is not opted to tax and therefore no VAT is payable on rent and other outgoings.

SALE DETAILS

Price: We are seeking offers in the region of £255,000.

77a at a Sale Price of £80,000 and 77b/c at a Sale Price of £175,000.

Title: Assumed to be long leasehold subject to ground rent.

EPC

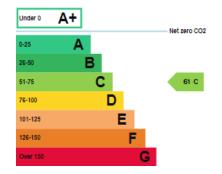
The property has an energy rating of 61C for unit 77a and 38B for unit 77b/c.

Full Certificates can be made available upon request.



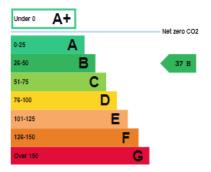
Energy rating and score

This property's energy rating is C.



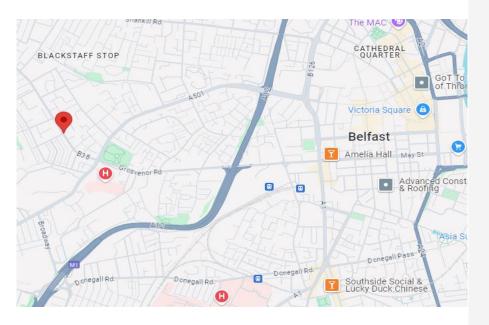
Energy rating and score

This property's energy rating is B.



Montgomery House, 29-31 Montgomery Street, Belfast, BT1 4NX T: 028 90 205 900 E: info@mcconnellproperty.com

LOCATION



VIEWING

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



Contact:	Frazer Hood / Aoibhin McDonnell
Tel:	007753 817 003 / 07442 232 006
Email:	frazer.hood@mcconnellproperty.com /
	aoibhin.mcdonnell@mcconnellproperty.com
	Montgomery House,
	29-31 Montgomery Street,
	BT1 4NX,
	Belfast

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/uksi/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 Property. 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.

Disclaimer: McConnell Property Limited and its subsidiaries and their joint agents if any for themselves and for the seller or landlord of the property whose agents they are given or attending any statement about the property is made without responsibility on the part of McConnell Property Limited or the seller or landlord and do not constitute the whole or any part of an offer or contract. (ii) Any description, dimension, distance or area given or tenande to condition, working order or availability of services or facilities, fixtures or facilities, fixtures or fore or diversity or fittings, any top or any other eremission, approval or reference to suitability for use or occupation or investment or financial or investment and title details or any other information or suitability of the property. (iii) No employee of McConnell Property by or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of use or networken to any contract whatsoever in relation to the property in respect of any prospective buyer or tenant must satisfy themselves of any prospective buyer or tenant must satisfy themselves of death or personal injury caused by the negligence of McConnell Property Limited or its employees or agents, McConnell Property Limited or its employees or agents, McConnell Property Limited in respect of the property Limited or its employees or agents, McConnell Property Limited in respect of the property sort and the setter to any ortical to variability or use or any nessel potential or value or the setter than any statement or provided in respective buyer or tenant must satisfy themselves concerning the correct VAT position. (v) Except in respect of the property Limited or its employees or agents, McConnell Property Limited or its employees or agents, McConnell Property Limited or its employees or agents, McConnell Property Limited with the esel or otherwise and the respective buyers or tenants should not tell on any artistical formation or sourcat yase tor the