



**For Sale** Retail & Office Premises  
23 Springfield Road, Belfast, BT12 7AB



**McKIBBIN**  
COMMERCIAL

**028 90 500 100**

## SUMMARY

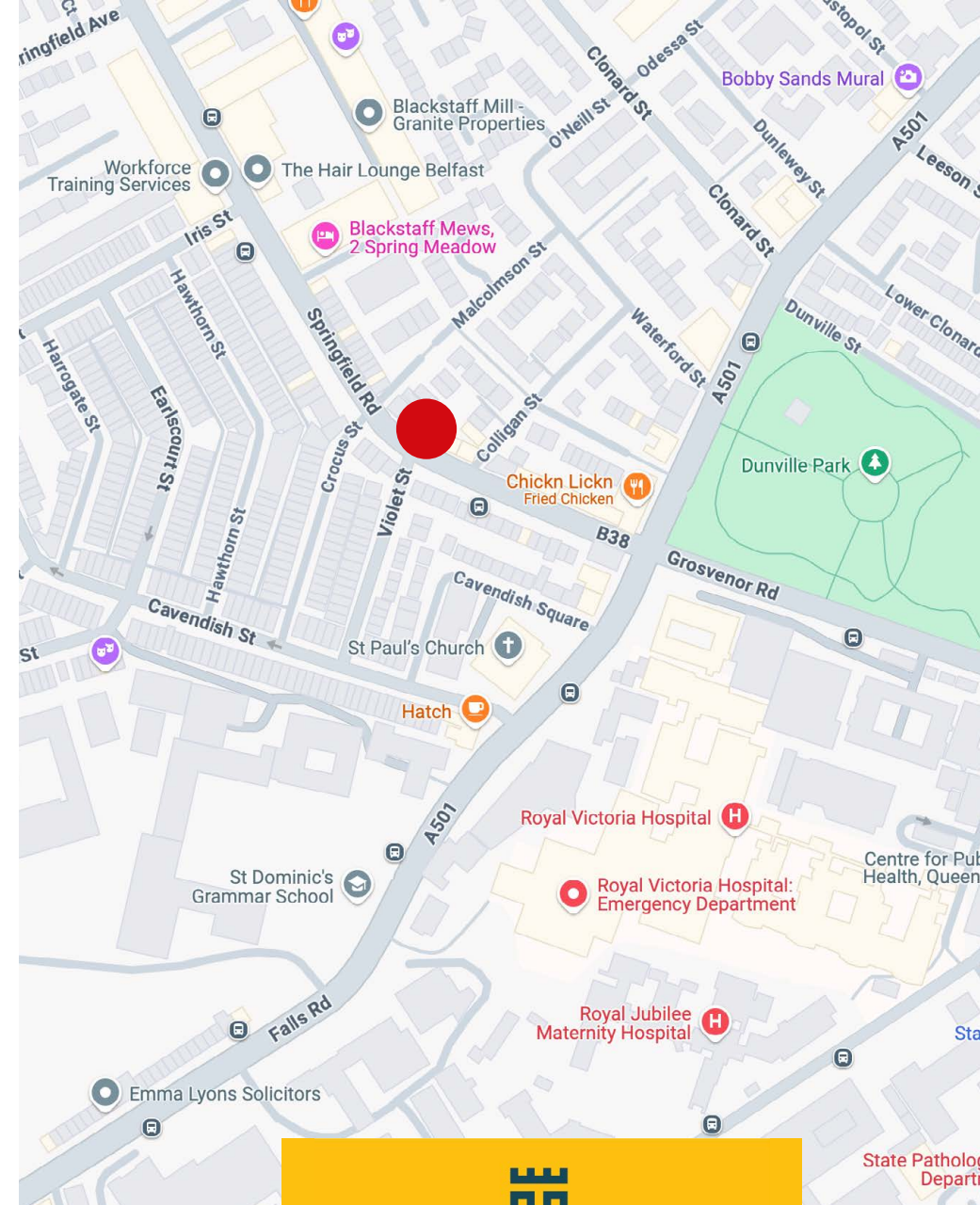
- Prominent retail unit with offices/stores on the upper floors in a busy commercial location
- Surrounded by a large catchment of housing
- Suitable for a wide variety of uses subject to planning

## LOCATION

- The subject occupies a prominent location to the northern side of Springfield Road in a busy neighbourhood retail location close to the junction with the Falls Road and approximately 1 mile from Belfast City Centre
- The Springfield Road is a busy thoroughfare with a high level of passing trade and a large residential population in the immediate vicinity. Occupiers in area include McKeevers Chemists, Eurospar, Ladbrokes and Citizens Advice Bureau.
- There is nearby on-street parking and public transport available.

## DESCRIPTION

- The building comprises an electric roller shutter with an aluminium framed shop front. Within the retail space there is a tiled floor, plastered and painted walls and ceilings with suspended lighting.
- The upper floors are accessed via private doorway at the stairwell which lead to two offices on the first floor and a further office on the second floor together with a kitchen and WC.
- This unit would be suitable for a number of different uses, subject to any necessary planning consents.



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## ACCOMMODATION

Floor	Description	Sq M	Sq Ft
Ground Floor	Entrance Lobby		
	Sales Area	17.75	191
	Kitchen Store	11.85	118
First Floor	Office 1	14.40	155
	Office 2	7.10	76
Second Floor	Office 3	14.20	153
	Kitchen	2.70	29
	WC		
<b>Total Net Internal Area</b>		<b>68.00</b>	<b>732</b>

## RATES

Net Annual Value: £4,900

Rate in £ 2024/25 = 0.599362

Estimated Rates Payable 2024/25 = £2,203 (including 25% SBRR)

\* Interested parties should check their individual rates liability directly with Land & Property Services.

## SALES DETAILS

Price: Offers in the region of £85,000 exclusive.

Title: Assumed Freehold or Long Leasehold, subject to a nominal ground rent.

## VAT

All prices and outgoings are exclusive of, but may be liable to Value Added Tax.



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## EPC

Awaiting EPC

## CONTACT

For further information or to arrange a viewing contact:

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