



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



McKIBBIN
COMMERCIAL

028 90 500 100

SUMMARY

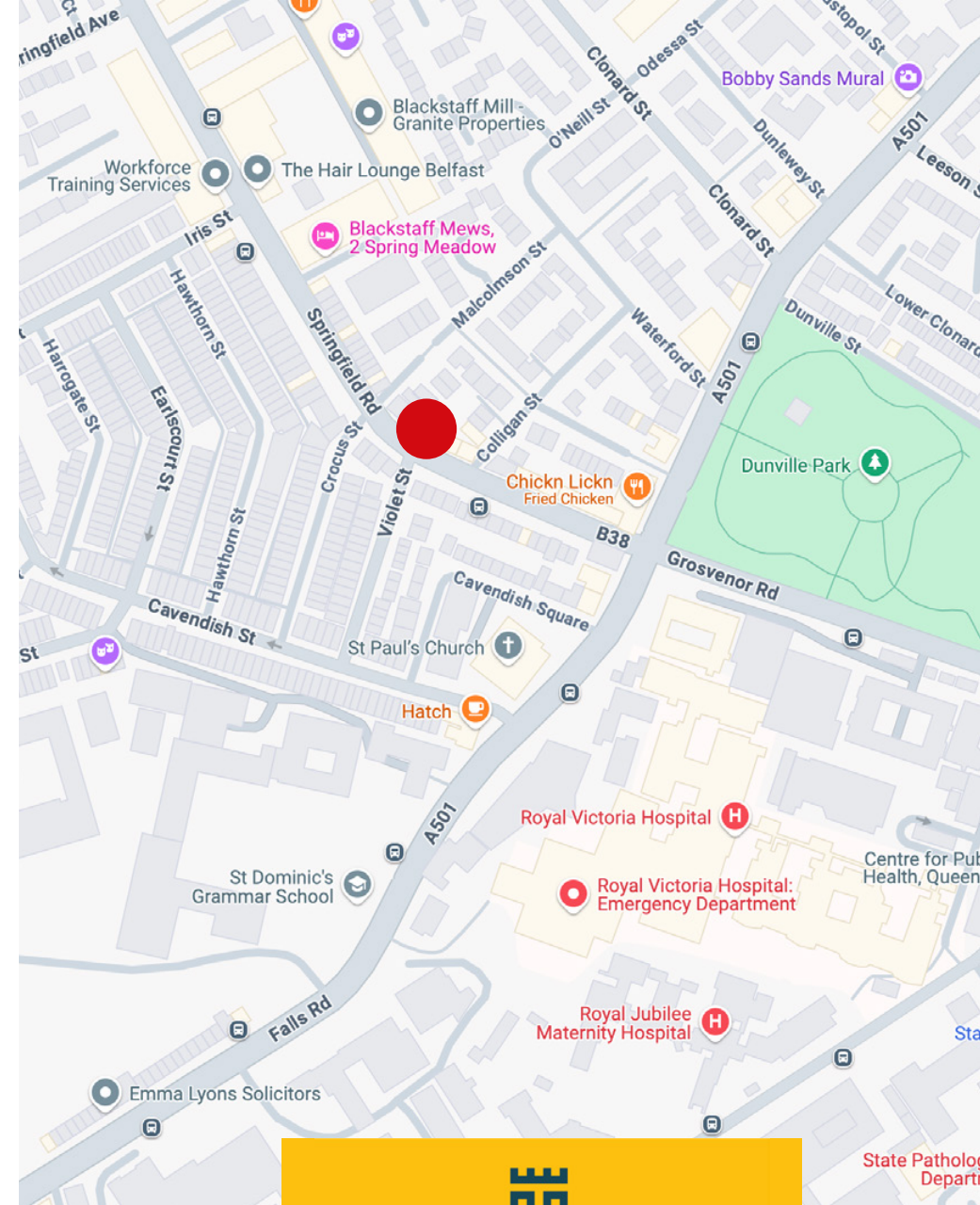
- Prominent retail unit with offices/stores on the upper floors in a busy commercial location
- Surrounded by a large catchment of housing
- Suitable for a wide variety of uses subject to planning

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.



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


McKIBBIN
COMMERCIAL
028 90 500 100

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		
Total Net Internal Area		68.00	732

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.



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


McKIBBIN
COMMERCIAL
028 90 500 100

EPC

Energy performance certificate (EPC)		
25, Springfield Road BT12 7AB	Energy rating G	Valid until 28 October 2024
Property type A1/A2 Retail and Financial/Professional services		Certificate number 1652-1639-1807-1842-0781
Total floor area 92 square metres		
Energy rating and score		
This property's energy rating is G.		Properties get a rating from A+ (best) to G (worst) and a score.
The better the rating and score, the lower your property's carbon emissions are likely to be.		
		
How this property compares to others		
Properties similar to this one could have ratings:		
If newly built		22 B
If typical of the existing stock		85 D

CONTACT

For further information or to arrange a viewing contact:

Brian Wilkinson
bw@mckibbin.co.uk

Ben Escott
be@mckibbin.co.uk

McKibbin Commercial Property Consultants
Chartered Surveyors

One Lanyon Quay, Belfast BT1 3LG
02890 500 100
property@mckibbin.co.uk
www.mckibbin.co.uk

Follow us for up-to-date news and information!



McKIBBIN COMMERCIAL PROPERTY CONSULTANTS for themselves and the vendors or lessors of this property whose agents they are given notice that: 1) The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract; 2) No person in the employment of McKIBBIN COMMERCIAL PROPERTY CONSULTANTS has any authority to make or give any representation or warranty whatever in relation to this property. As a business carrying out estate agency work when we enter into a relationship with a customer, we are required, if applicable, to verify the identity of both vendor and purchaser as outlined in 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>. In accordance with legislation, 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 McKibbin Commercial. The information will be held in accordance with the General Data Protection Regulations (GDPR) and will not be passed on to any other party unless we are required to do so by law.

