

# McKIBBIN

COMMERCIAL PROPERTY CONSULTANTS

02890 500 100



# TO LET

## REFURBISHED RETAIL UNIT

41 SPRINGFIELD ROAD  
BELFAST  
BT12 7AD

c. 56 M<sup>2</sup> (602 FT<sup>2</sup>)



## CONTACT:

Brian Wilkinson

E: [bw@mckibbin.co.uk](mailto:bw@mckibbin.co.uk)

Scott Lawther

E: [sl@mckibbin.co.uk](mailto:sl@mckibbin.co.uk)

**McKIBBIN COMMERCIAL  
PROPERTY CONSULTANTS  
CHARTERED SURVEYORS**

Callender House,  
58-60 Upper Arthur Street,  
Belfast BT1 4GJ

T: 02890 500100

E: [property@mckibbin.co.uk](mailto:property@mckibbin.co.uk)

[mckibbin.co.uk](http://mckibbin.co.uk)

## 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.

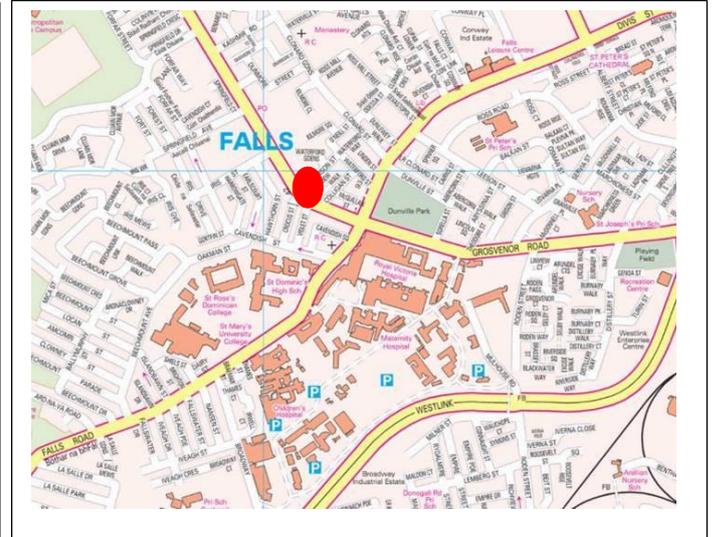
## DESCRIPTION

- The sales area has recently been refurbished to a high specification to include electric roller shutter, aluminium framed shop front, terrazzo floor, plastered and painted walls and ceilings with strip fluorescent lighting.
- The unit provides an open plan sales area together with rear store/kitchen, WC and external store.
- The subject would be suitable for a wide variety of retail uses, subject to any necessary statutory consents.

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 a contract; 2) No person in the employment of McKIBBIN COMMERCIAL PROPERTY CONSULTANTS has any authority to make or give any representation or warranty whatsoever in relation to this property.

# TO LET

**Refurbished Retail Unit**  
41 Springfield Road, Belfast BT12 7AD



## LEASE DETAILS

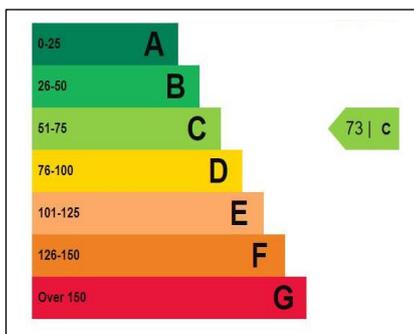
**Term:**  
Negotiable subject to a minimum of 3 years.

**Rent:**  
£8,000 per annum exclusive

**Rent Review:**  
Upwards only every 3 or 5 years depending on length of lease.

**Repairs & Insurance:**  
Tenant responsible for all repairs and reimbursement of a the buildings insurance premium to the Landlord.

## EPC



## ACCOMMODATION

Sales Area	c. 42.70 m <sup>2</sup> (460 ft <sup>2</sup> )
Store	c. 4.84 m <sup>2</sup> ( 52 ft <sup>2</sup> )
Covered External Store	c. 8.40 m <sup>2</sup> ( 91 ft <sup>2</sup> )
WC	
<b>Total Net Internal Area</b>	<b>c. 55.94 m<sup>2</sup> (602 ft<sup>2</sup>)</b>

## RATES INFORMATION

NAV £6,950  
Rate in £ 2020/21 = 0.538166

**Note:**  
As a result of rates relief measures introduced by the NI Executive, no rates will be payable on this unit until 31st March 2021, when a further decision will be made.

## VAT

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

