



To Let Retail Unit

41 Springfield Road, Belfast BT12 7AB



McKIBBIN
COMMERCIAL

028 90 500 100

SUMMARY

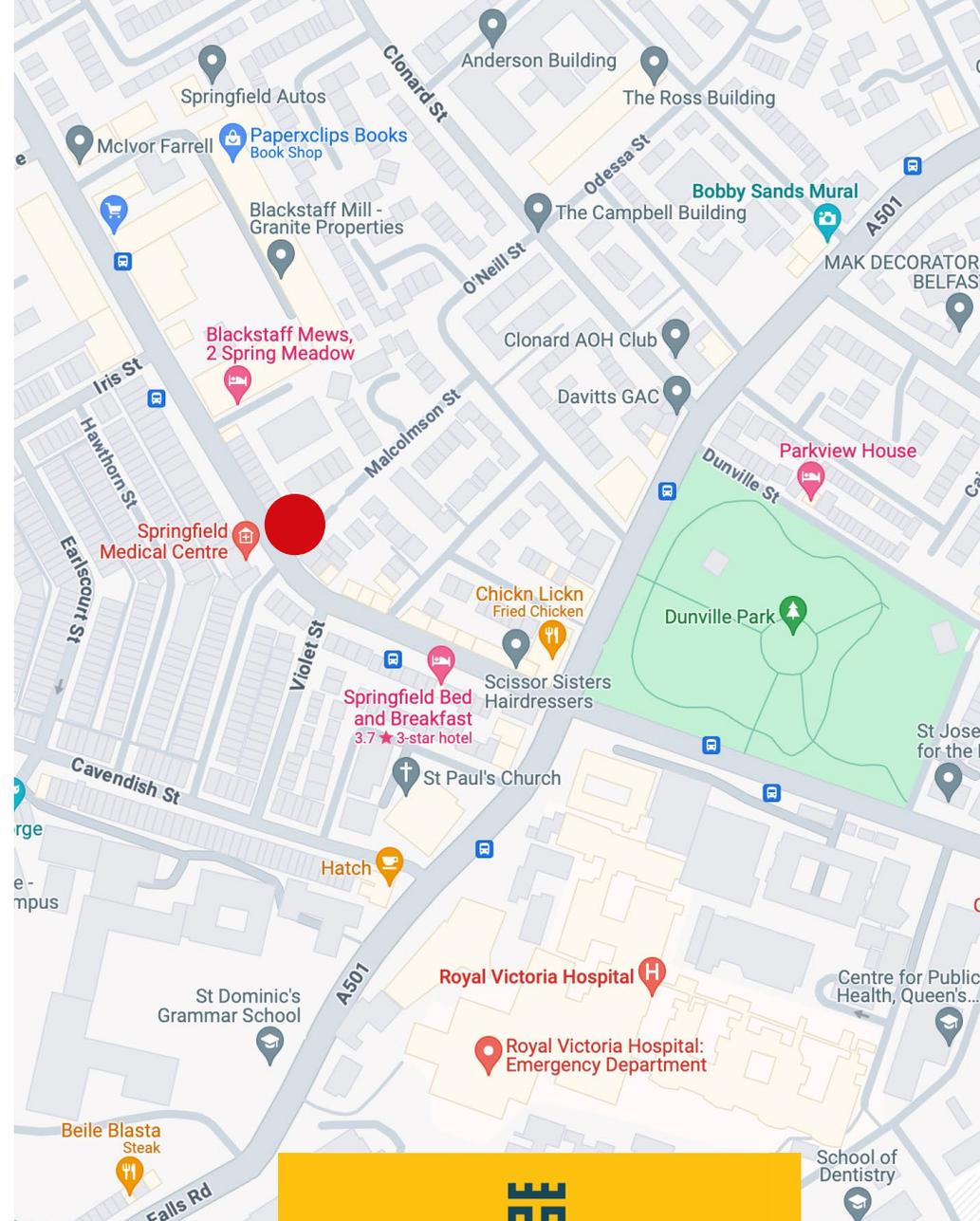
- Prominent retail unit in a fantastic commercial location
- Surrounded by a large catchment of housing
- Suitable for a wide variety of uses subject to planning

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. Internally there is a terrazzo floor, plastered and painted walls and ceilings with strip fluorescent lighting.
- The unit provides an open plan sales area together with a kitchen, WC and rear yard. There is a separate storage facility with access from Malcomson Street available at an additional cost.
- Previously occupied by a hairdresser, this unit would be suitable for a number of different uses subject to the necessary planning consents.
- Available immediately



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ACCOMMODATION

Description	Sq M	Sq Ft
Sales Area	38.21	411
Kitchen	3.02	33
WC		
External Covered Yard		
Total NIA	41.22	444

*Rear store of c. 312 sq ft available at additional cost

LEASE DETAILS

Rent: £10,000 per annum, exclusive
Term: Negotiable
Repairs & Insurance: Tenant responsible for all repairs and reimbursement of a the buildings insurance premium to the Landlord.
Security Deposit: The incoming Tenant will be required to place a deposit of 3 months' rent as security in case of default. The Landlord may also ask the Tenant to provide a guarantor.

RATES INFORMATION

NAV = £6,950
Rate in £ 2023/24 = 0.572221
Estimated Rates Payable 2023/24 = £3,181.55 (including 20% SBRR)
Interested parties should check their individual rates liability directly with Land & Property Services.

VAT

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



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EPC



CONTACT

For further information or to arrange a viewing contact:

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