



McCONNELL
CHARTERED SURVEYORS & PROPERTY CONSULTANTS

028 90 205 900

www.mcconnellproperty.com

OFFICE / RETAIL BUILDING



Boundary for indicative purposes only

FOR SALE

Excellent Office / Retail Building

With Part Income

c.5,487 sq ft (c.509.8 m²)

**Shaftesbury House
14 Shaftesbury Square /
1-7 Donegall Rd
Belfast
BT2 7DB**



- Excellent opportunity for investors and owner/occupiers to acquire a substantial office / retail building in a prominent City location
- Ground floor let producing income of £35,000 per annum



The Independent
Commercial Property
Consultants Network

MONTGOMERY HOUSE,
29-31 MONTGOMERY STREET, BELFAST BT1 4NX

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LOCATION

The subject property occupies a prominent position on Shaftesbury Square benefitting from large volumes of passing traffic / footfall.

Located on the periphery of the Central Business District and in close proximity to the M1 Motorway / Westlink as well as the Europa Rail and Bus Station. Approx 8 minutes walk to the City Centre.

DESCRIPTION

The subject property comprises a substantial retail and office building arranged over 3 floors.

The ground floor retail unit, which benefits from entrances on both Donegall Road and Shaftesbury Square, is presently fitted out as an adult gaming centre. The modern unit is fitted to a high specification to include air conditioning, plastered / painted ceilings, part wooden panel / part papered walls, carpet floor covering and recessed spot lighting. W.C facilities are contained within.

The upper floor offices are accessed from separate entrance on Donegall Road. The space is primarily open plan and is fitted to include suspended ceilings, recessed lighting, double glazed windows and gas fired heating.

ACCOMMODATION

The property comprises the following approximate net internal areas:-

Ground Floor

Retail	c.1,959 sq ft	c.182 m ²
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First Floor

Office	c.1,764 sq ft	c.163.9 m ²
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Second Floor

Office	c.1,764 sq ft	c.163.9 m ²
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Total	c.5,487 sq ft	c.509.8 m²
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LEASE DETAILS

The ground floor is let to Oasis Retail Services Ltd on a 25 year lease from 1st February 1999 at a rent of £35,000 per annum plus VAT.

Contact agent for further details.



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TITLE

Understood to be Fee Farm Grant subject to a rent of £69 p.a.

ASKING PRICE

Inviting offers in the region of £575,000 excl.

VALUE ADDED TAX

The property is elected for VAT therefore VAT will be payable on the purchase price.

STAMP DUTY

Will be the responsibility of the purchaser.

NET ANNUAL VALUE

We understand from the Land and Property Services website that the Net Annual Value of each floor is as follows;

The current rate in the £ is 0.538166 (2020/21).

Ground Floor £22,000

1st + 2nd Floors £15,000

Part 2nd Floor £6,150

Interested parties are advised to make their own enquiries in relation to rates.

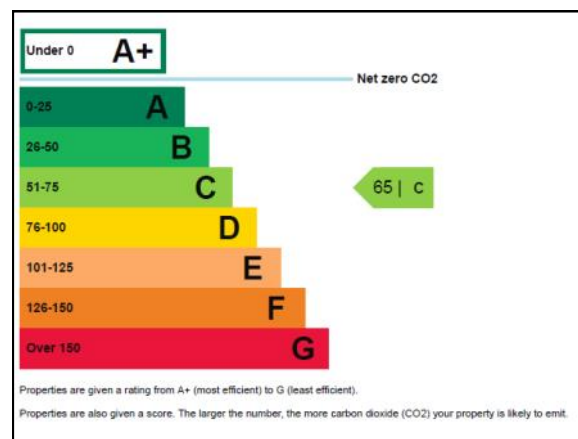
EPC

The Ground Floor has an Energy Performance Rating of C65

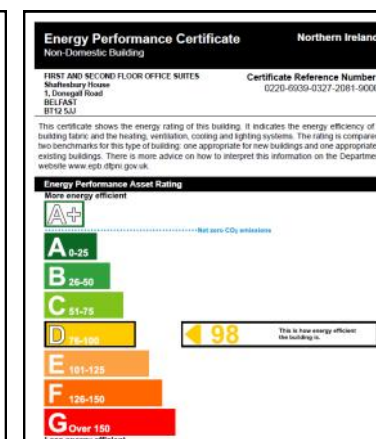
The First and Second Floors have an Energy Performance Rating of D98

Full reports can be made available upon request.

Ground Floor



1st & 2nd Floors



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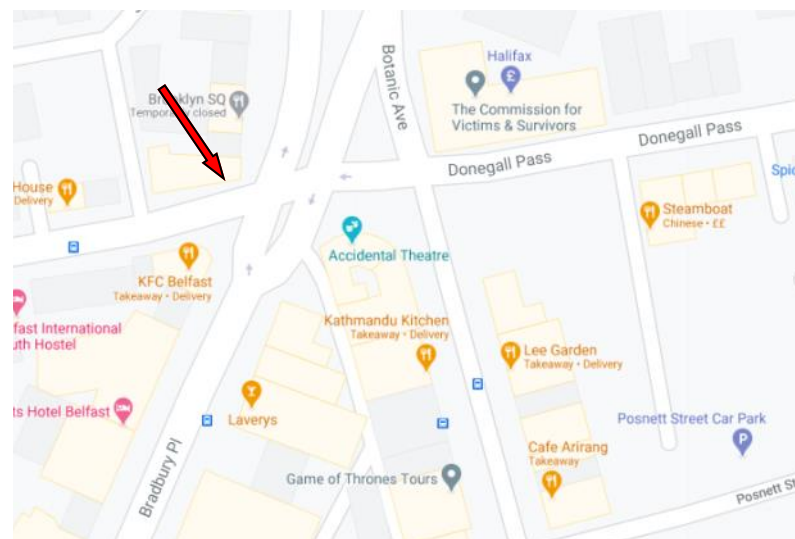
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Customer Due Diligence

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 Chartered Surveyors. 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.

VIEWING

Strictly by appointment through McConnell Chartered Surveyors

Contact: Philip Culbert or

Rory Clark

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