



FOR SALE



Retail Units c.590 sq.ft and 1,300 sq.ft

**77a and 77b/c Springfield Road
Belfast
BT12 7AJ**

- Frontage onto the busy Springfield Road.
- Comprises of a single and a double retail unit ranging in size from 590 sq ft to 1,300 sq ft.
- On street parking.

LOCATION

The subject properties are located on Springfield Road in West Belfast, approximately 1.4 miles from Belfast City Centre with high volumes of passing traffic. The shops are a short walk from St. Marys University College, Royal Victoria Hospital and benefit from ease of access to the M2 Motorway via the Broadway Roundabout. Access to on-street parking and public transport links are also available.

The area contains a wide range of uses such as retail, residential and office space.

Occupiers in the vicinity include Apache Pizza, Ladbrokes, Eurospar and McIvor Farrell Solicitors.

DESCRIPTION

Each retail unit benefits from an aluminium glazed shop front onto the busy Springfield Road. Internally, Each self-contained shop contains ancillary storage to the rear along with kitchenettes and toilet facilities.

Fitted to include plaster / painted walls, suspended ceiling with recessed lighting, wooden flooring and an electric roller shutter.

Both units are available on a vacant possession basis.

SERVICE CHARGE

A service charge will be levied to cover an appropriate proportion of the cost of external repairs / maintenance and building insurance. Estimated at £125 per unit payable for 2023/2024.

ACCOMMODATION

Floor	Sq Ft	Sq M
77a Retail Space	590	54.8
77b/c Retail Space	1,300	121
Total Internal Area	1,890	175.8



RATES

We have been advised of the following by LPS:

77a NAV: £6,200 (Source: LPS on-line database).

Rate in £ for 2025/26: 0.626592

Rates payable for 2025/26 (approx.): £3,884.87

77b & c NAV: £13,300 (Source: LPS on-line database).

Rate in £ for 2025/26: 0.626592

Rates payable for 2025/26 (approx.): £8,333.67

VAT

The building is not opted to tax and therefore no VAT is payable on rent and other outgoings.

SALE DETAILS

Price: We are seeking offers in the region of £255,000.

77a at a Sale Price of £80,000 and 77b/c at a Sale Price of £175,000.

Title: Assumed to be long leasehold subject to ground rent.

EPC

The property has an energy rating of 61C for unit 77a and 38B for unit 77b/c.

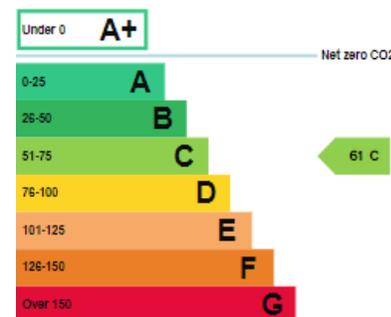
Full Certificates can be made available upon request.

77a Springfield Road BELFAST BT12 7AE		Energy rating C
Valid until 15 September 2034	Certificate number 3541-8910-1359-3043-3454	

77b & 77c Springfield Road BELFAST BT12 7AE		Energy rating B
Valid until 15 September 2034	Certificate number 6683-7285-3380-0768-8930	

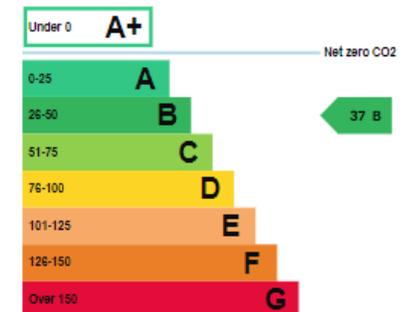
Energy rating and score

This property's energy rating is C.

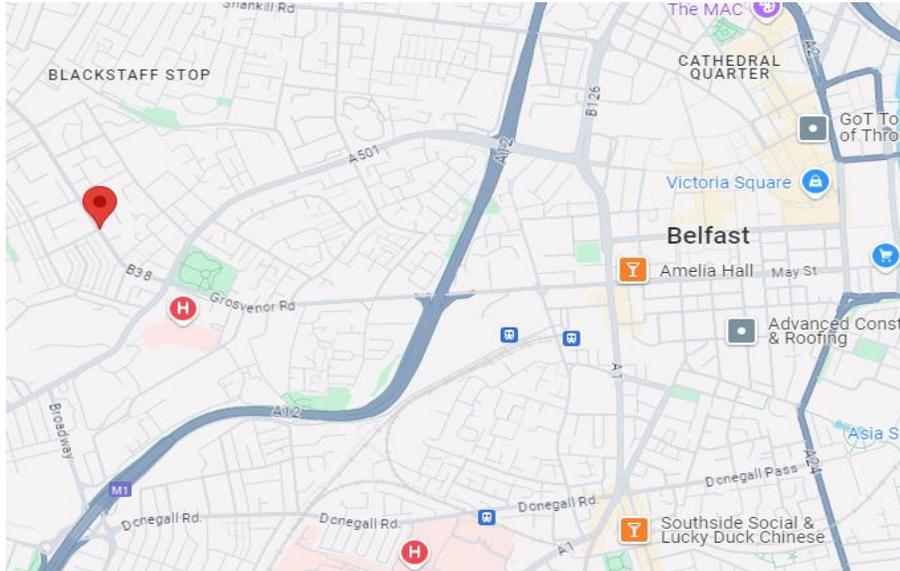


Energy rating and score

This property's energy rating is B.



LOCATION



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/uk/si/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 Property. 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

For further information or to arrange a viewing, please contact:



Contact: Frazer Hood / Aoibhin McDonnell

Tel: 007753 817 003 / 07442 232 006

Email: frazer.hood@mcconnellproperty.com / aoibhin.mcdonnell@mcconnellproperty.com

Montgomery House,
29-31 Montgomery Street,
BT1 4NX,
Belfast