

# Northern Property

Estate Agents & Property Consultants



33 Springfield Road  
Belfast, BT12 7AB

Per Month  
**£500**



- Ground Floor Retail/Office Accomodation
- Kitchen Facilities
- Separate WC

- Rates TBC
- Circa 520 Sqft
- EPC Rating E118 (0391-9374-6330-0500-9403)

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# Description

## LOCATION

33 Springfield Road is situated on the main Springfield Road; just off the main Falls Road and within close proximity to the M1 motorway and Westlink approximately 1.7 miles from Belfast City Centre. The area also benefits from excellent public transport connections and passing trade.

## DESCRIPTION

Benefiting from high volumes of vehicular and pedestrian footfall this ground floor unit comprises a large shop front, two smaller rooms, a kitchen area, and a separate WC. The unit is circa 520 Sqft and benefits from electric roller shutter access.

\*1st & 2nd floor available to let also

**RENTAL PRICE** - We have been instructed to seek rent of £6,000 Per Annum (£500 Per Month)

**RATES** - The rates are currently assessed for the whole building as one with an NAV of £7,050 with 2020/21 rates payable £3,795\*

\*To be re-valued and assessed for the ground floor and upper floors separate.

## FURTHER INFORMATION

For access, further information and/or register your interest, please contact: 028 9 0 3 2 4 5 5 5 / commercial@northernproperty.com

## Ground Floor

### SHOP FRONT:

6.07m x 4.47m (19' 11" x 14' 8")

Electric roller shutter access. Glazed frontage. Fitted carpet. Suspended ceiling. Halogen lighting. Fire alarm panel. Electric meter cupboard. 1 x Storage cupboard. 2 x Electric blow heaters.



**ROOM (1):**

*3.02m x 1.5m (9' 11" x 4' 11")*

Vinyl flooring. PVC Cladding on walls. Small wash hand basin. Exit to enclosed yard.

**HALLWAY:**

*2.62m x 1.3m (8' 7" x 4' 3")*

Fitted Carpet. Suspended Ceiling. Halogen lighting. Electric blow heater

**ROOM (2):**

*2.62m x 1.35m (8' 7" x 4' 5")*

Vinyl Flooring Suspended ceiling. Halogen lighting. 1 x Electric blow heater.



**KITCHEN:**

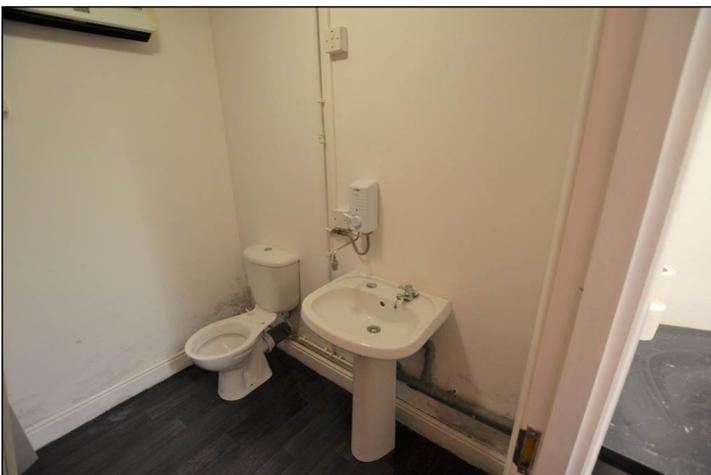
*2.74m x 2.21m (9' 0" x 7' 3")*

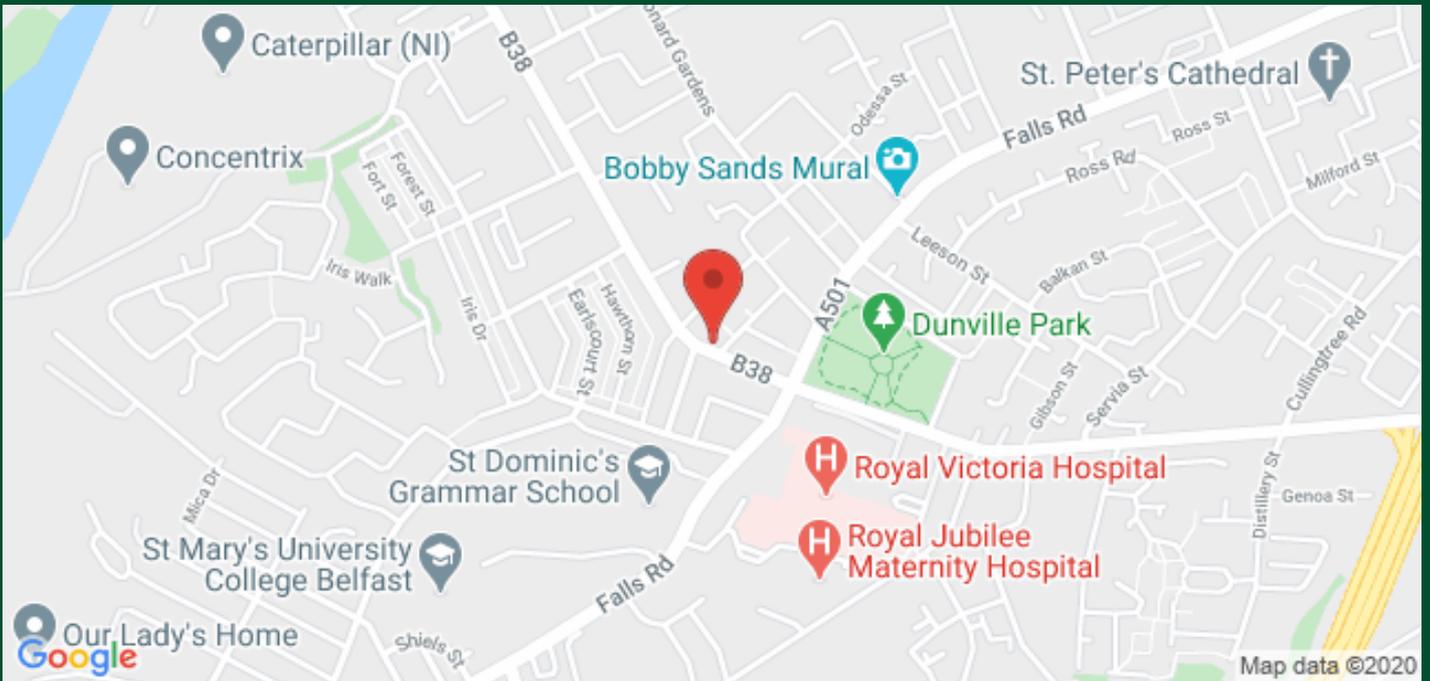
Vinyl Flooring. Strip lighting. High and low level kitchen units. Stainless steel sink and drainer.

**SEPARATE WC:**

*2.08m x 2.21m (6' 10" x 7' 3")*

Vinyl flooring. White two piece suite.





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