



Part of the
Savills Group



For Sale (Tenant Unaffected)

Secure Medical Investment Opportunity
c. 3,103 sq ft (288 sq m)

66-70 Springfield Road
Belfast
BT12 7AH

INVESTMENT



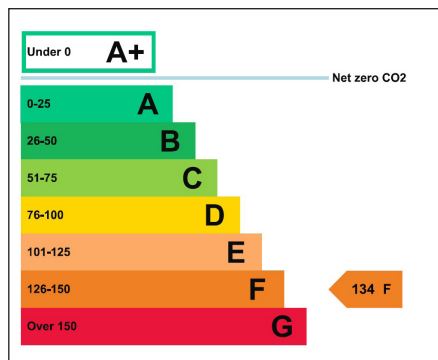
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Belfast
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INVESTMENT

EPC



Location

The property is located on Springfield Road, Belfast near Royal Victoria Hospital and approximately 1 mile from the city centre. The subject area comprises commercial occupiers including Blackstaff Mill and Eurospar and is within a densely populated part of Belfast.

Description

The surgery building comprises 3 mid terrace red brick properties with rear extensions. The building has been converted into a modern surgery and all the properties are interconnected. The ground floor comprises a reception area with several consultancy rooms and ancillary areas. The first floor also provides consultancy rooms and offices with further administration offices and staff facilities located on the second floor.

The building is fitted to a high standard throughout to include double glazing and new electric heating. There is an enclosed yard to the rear.

Accommodation

The property has been measured in accordance with the RICS code of Measuring Practice, Sixth Edition. All areas being approximate:

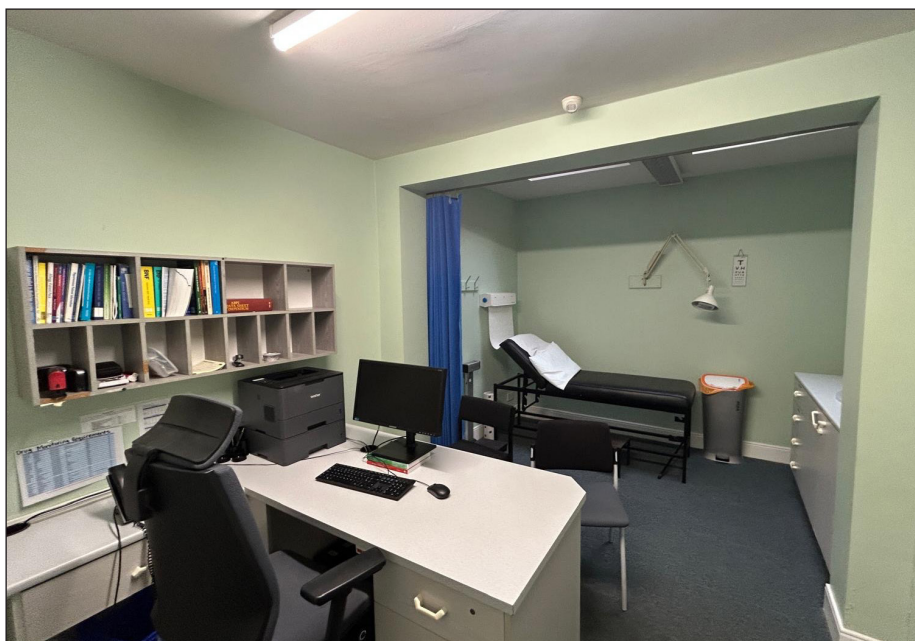
Description	Sq Ft	Sq M
Ground Floor	1,274	118
First Floor	928	86
Second Floor	901	84
Total Net Internal Area	3,103	288

Sale & Lease Details

The property is being offered for sale by way of sale and leaseback and we are seeking offers in the region of £495,000 exclusive.

The vendor (proposed tenant) will enter into a new 20 year internal repairing and insuring lease. The lease will be subject to 3 yearly rent reviews and the current notional rent is £41,700 per annum.

A sale of the investment at the guide price would reflect a net initial yield of 8.05% after purchaser costs.



Rates

We have been advised by the Land and Property Services of the following rating information:

Net Annual Value: £17,700

Estimated rates payable: £10,608

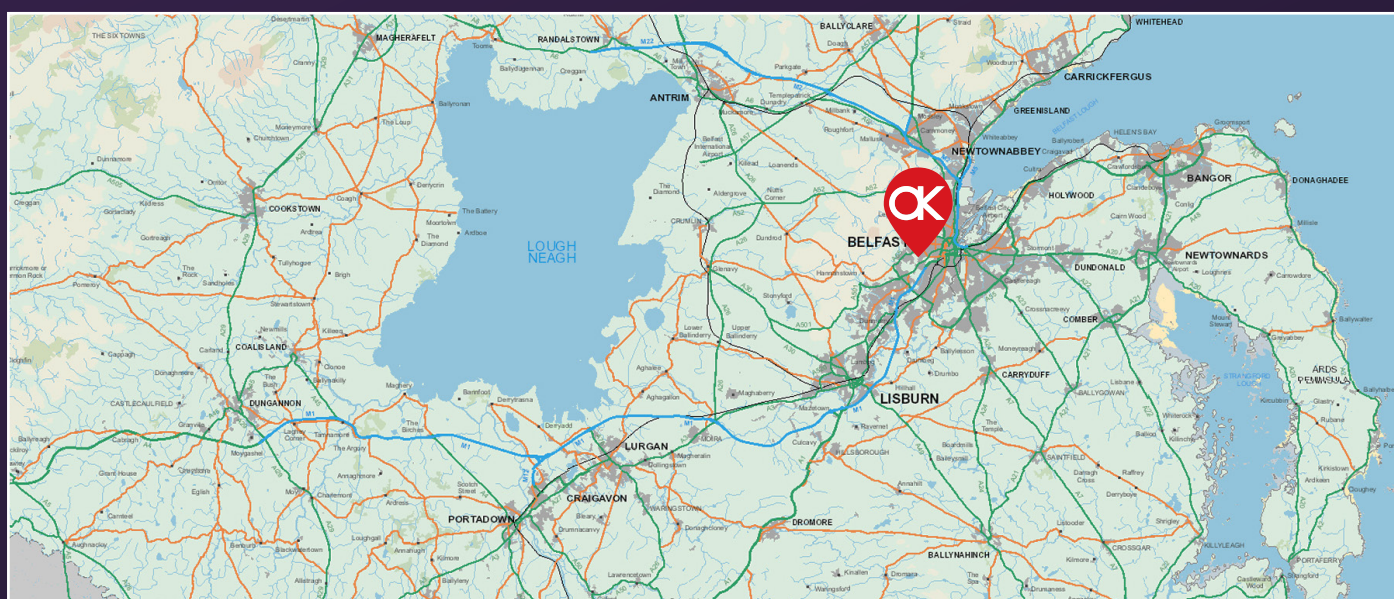
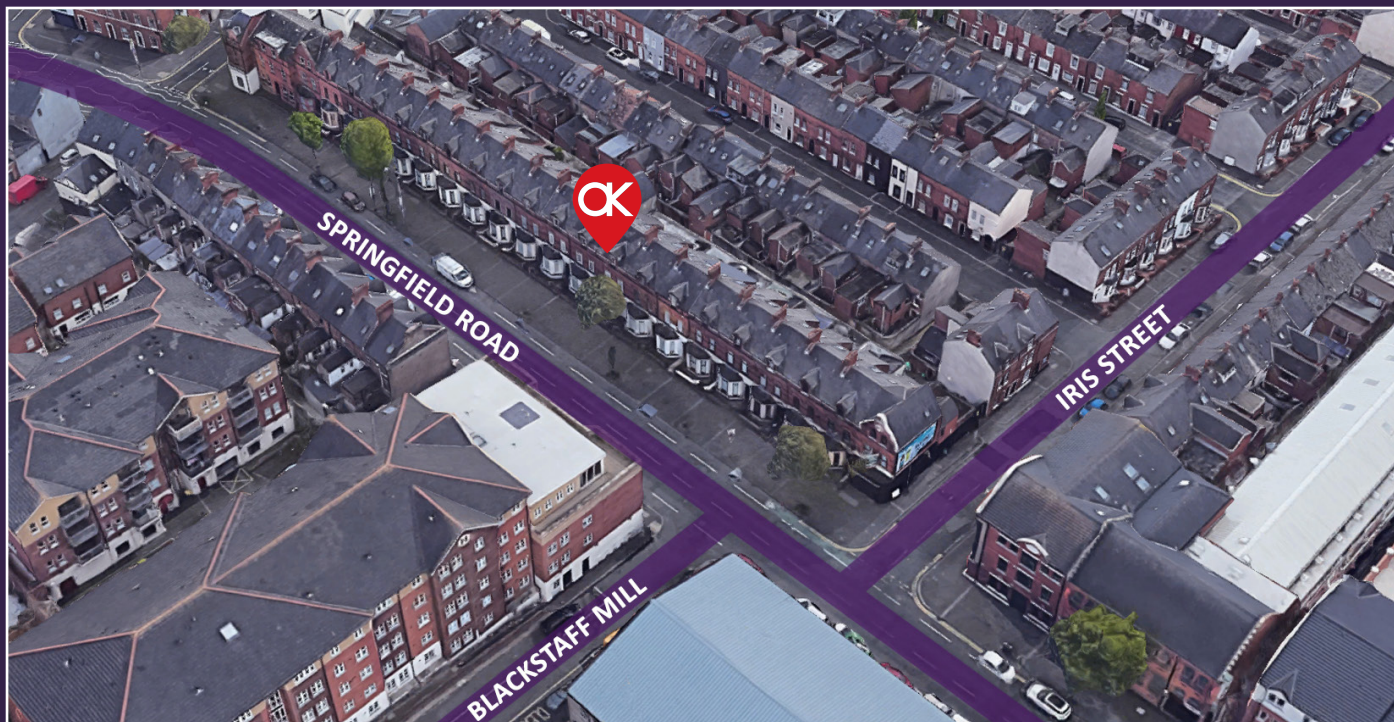
VAT

All prices, rentals and outgoings are quoted exclusive of VAT.

Anti-Money Laundering

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/lessee will be required to satisfy the vendor/lessor and their agents regarding the source of the funds used to complete the transaction.





MARK CARRON: 📞 028 9027 0016 📠 079 8099 9149 ✉ mark.carron@osborneking.com

Osborne King, 3rd Floor, Imperial House, 4-10 Donegall Square East, Belfast, BT1 5HD

📞 028 9027 0000 ✉ property@osborneking.com 🌐 www.osborneking.com 📺 📱 📧

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 Osborne King. 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.

MISREPRESENTATION ACT 1967

The premises are offered subject to contract, availability and confirmation of details. The particulars do not form part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied upon as statements of fact any attending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The vendors or lessors do not make or give Osborne King and Megran Limited or any person in its employment, any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. These particulars are issued on the understanding that all negotiations are conducted through this company. Osborne King & Megran Limited. Registered in Northern Ireland No. 27969. Registered Office: 3rd Floor, Imperial House, 4-10 Donegall Square East, Belfast, BT1 5HD. Any maps / Plans based on the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office Crown Copyright Reserved Licence No. CS 369. This plan is for convenience only. Its accuracy is not guaranteed and shall not be deemed to form part of any contract.