



# McCONNELL

CHARTERED SURVEYORS & PROPERTY CONSULTANTS

## 028 90 205 900

[www.mcconnellproperty.com](http://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 m<sup>2</sup>)

**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

T: 028 90 205 900

E: [info@mcconnellproperty.com](mailto:info@mcconnellproperty.com)



## 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 <sup>2</sup>
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### First Floor

Office	c.1,764 sq ft	c.163.9 m <sup>2</sup>
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### Second Floor

Office	c.1,764 sq ft	c.163.9 m <sup>2</sup>
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<b>Total</b>	<b>c.5,487 sq ft</b>	<b>c.509.8 m<sup>2</sup></b>
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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.



**TITLE**

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

**ASKING PRICE**

Inviting offers in the region of £675,000 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.

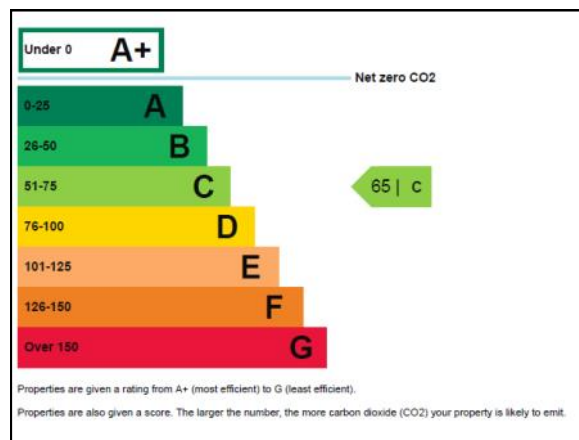
**EPC**

The Ground Floor has an Energy Performance Rating of C65

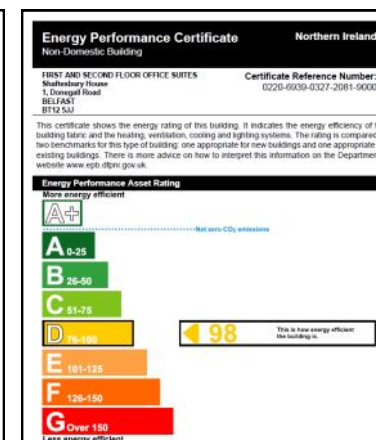
The First and Second Floors have an Energy Performance Rating of D98

Full reports can be made available upon request.

**Ground Floor**



**1st & 2nd Floors**



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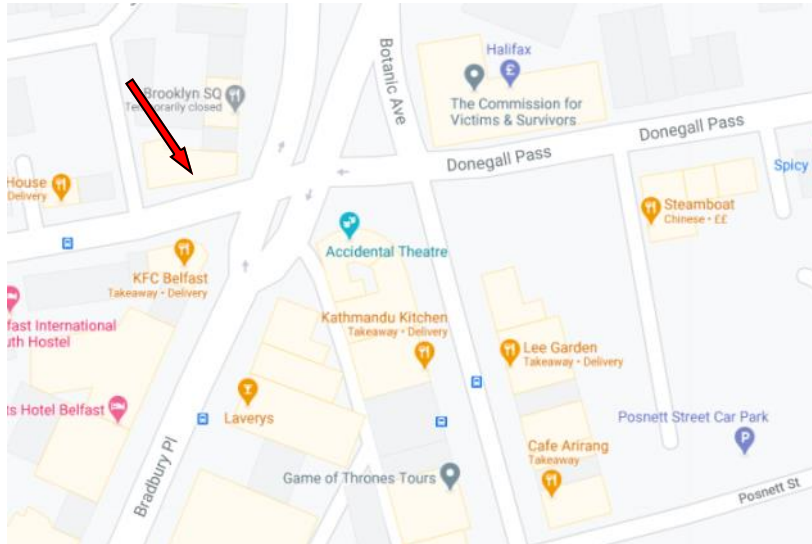


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## VIEWING

Strictly by appointment through McConnell Chartered Surveyors

Contact: Philip Culbert or

Rory Clark

Tel: 028 90 205 900

Email: [rory.clark@mcconnellproperty.com](mailto:rory.clark@mcconnellproperty.com)

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