

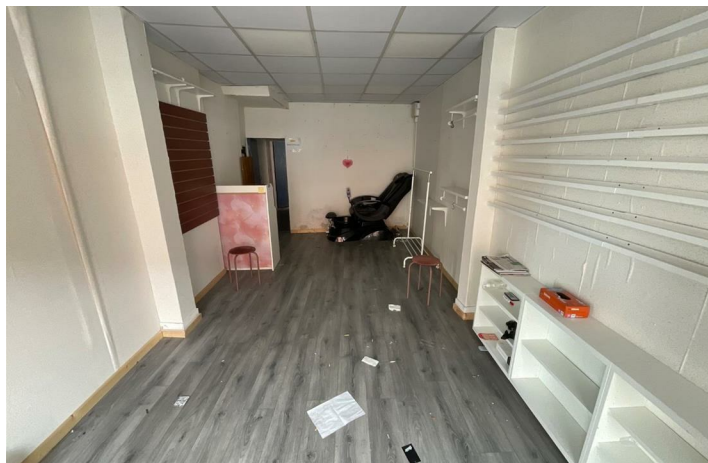


320 Shankill Road
Belfast, BT13 3AB

Offers in the region of
£89,950



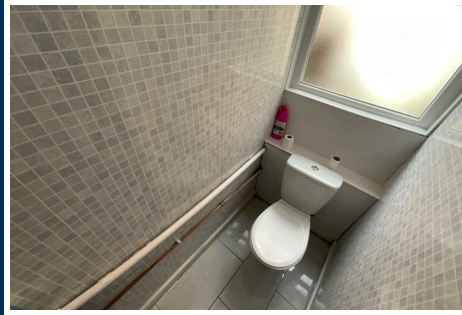
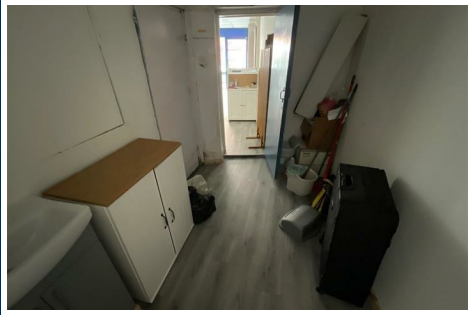
Energy Efficiency Rating	Environmental Impact (CO2) Rating
A	A
B	B
C	C
D	D
E	E
F	F
G	G



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Substantial three storey commercial premises situated in an area of high footfall and significant popularity which would be suitable for a variety of uses.

The building benefits from a prominent position fronting on to one of the busier retail sections of the Shankill Road and comprises of a ground floor retail unit with WC and kitchenette area as well as four studio rooms laid out over the first and second floors. The building further benefits from a roller shutter, shower room, gas fired central heating on the upper floors, mains water supply and single phase electricity.

There may also be potential to convert the upper floors for residential accommodation (subject to necessary checks and approvals).

Contact Rea Estates now for further details or to arrange an appointment to view.

ADDITIONAL INFORMATION

Rates: TBC

EPC: E110

Ground Floor

Main Retail Unit/Studio 21'5" x 9'11" (6.54m x 3.04m)

Kitchenette 8'6" x 6'0" (2.60m x 1.84m)

Access to rear yard

Cloakroom

Low flush WC

Separate Door Leading to First and Second Floors

First Floor

Shower Room

Low flush WC, wall mounted wash hand basin and free standing shower

Studio / Office 1 10'9" x 7'9" (3.28m x 2.38m)

Wood laminate flooring, panelled radiator, fire escape access

Studio / Office 2 10'2" x 13'4" (3.11m x 4.08m)

Wood laminate flooring, panelled radiator

Second Floor

Studio / Office 3 11'2" x 7'10" (3.41m x 2.41m)

Wall mounted gas boiler, panelled radiator, wood laminate flooring

Studio / Office 4 9'11" x 13'6" (3.04m x 4.12m)

Panelled radiator

Outside

Enclosed yard with fire escape



Road Map



Hybrid Map



Terrain Map



Floor Plan

VIEWING STRICTLY BY APPOINTMENT WITH OUR OFFICE

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