

50 Woodvale Road , Belfast, BT13 3BT

Offers Over £89,950

Fabulous Opportunity To Purchase A Thriving Bakery Business And Premises Holding A Prime Position On The Bustling Woodvale Road.

We are pleased to offer for sale this thriving highly regarded Bakery Business and premises, currently trading as "John's Home Bakery and Sandwich Bar", holding a prime position on the Woodvale Road at the top of the bustling Shankill Road. This successful and well established Bakery/Sandwich Shop business is being sold with goodwill, fixture and fittings to allow someone to start trading straight away as both property owner and trader.

The prime position Woodvale/Shankill Road offers fantastic footfall from this already highly regarded "ready to go" business opportunity. For Sale due to retirement early enquiries are highly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

50 Woodvale Road

, Belfast, BT13 3BT



- Superb Opportunity To Purchase A Well Established Bakery Business
- For Sale Premises, Goodwill, Fixtures & Fittings
- For Sale Due To Retirement
- Prime Position On One Of Belfast's Arterial Routes
- Fantastic "Ready To Go" Business
- Early Enquiries Are Recommended
- Bustling Passing Trade Woodvale Road
- Commercial Investment Opportunity

Serving Area

12'5" x 13'10" at widest (3.81 x 4.22 at widest)

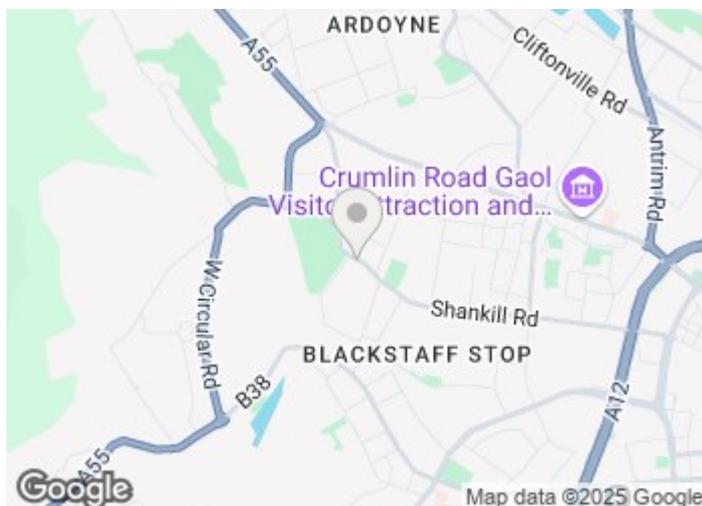
Terrazo flooring, counters, roller shutter door.

Preperation Area

12'8" x 7'5" (3.87 x 2.27)

Lvf flooring, bowl and a half sink unit, pedestal wash hand basin, under unit fridge freezer space, partly pvc panelled walls, access to yard, wood laminate floor.

Rates Approx £1,879.78 per annum.



Directions



Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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