

133 Shankill Road , Belfast, BT13 1FD

Offers Around £60,000

Fantastic Commercial Premises Fronting This Most Popular Section Of The Shankill Road.

A fantastic opportunity to purchase this spacious commercial unit holding a prime position with excellent passing trade and just a short distance to the city centre. The internal layout comprises ground floor office, storage, kitchen and spacious first floor with WC. This commercial property offers a fantastic opportunity for any business looking to establish a landmark presence on the busy Shankill Road while the flexible accommodation makes this an attractive option for a wide range of businesses.

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	

133 Shankill Road , Belfast, BT13 1FD



- Fantastic Commercial Premises
- Spacious Ground and First Floor
- Prime Shankill Road Position
- Kitchen Wc
- Superb Passing Trade
- Rare Opportunity

Ground Floor

Roller shutter door.

Kitchen/Storage

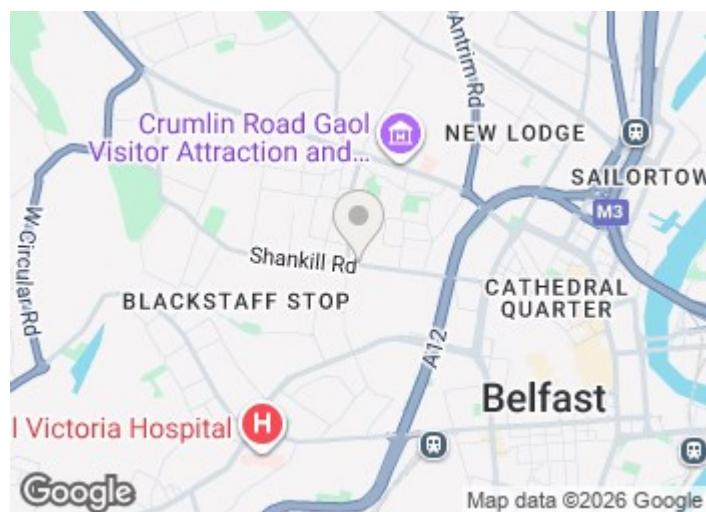
Single drainer stainless steel sink, range of low level units, formica worktops, fridge freezer space.

First Floor

WC

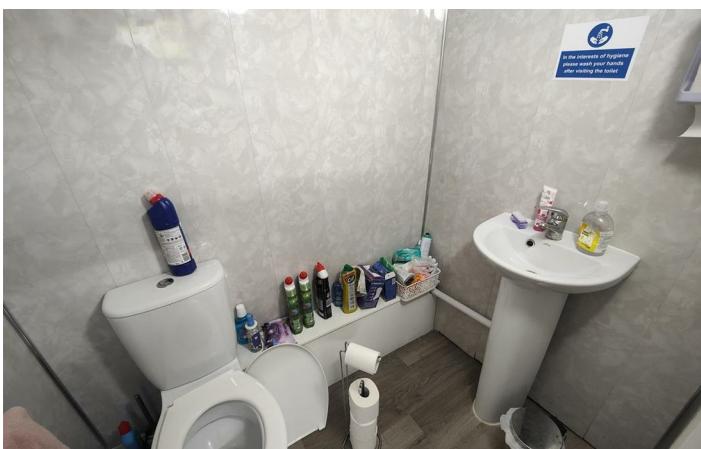
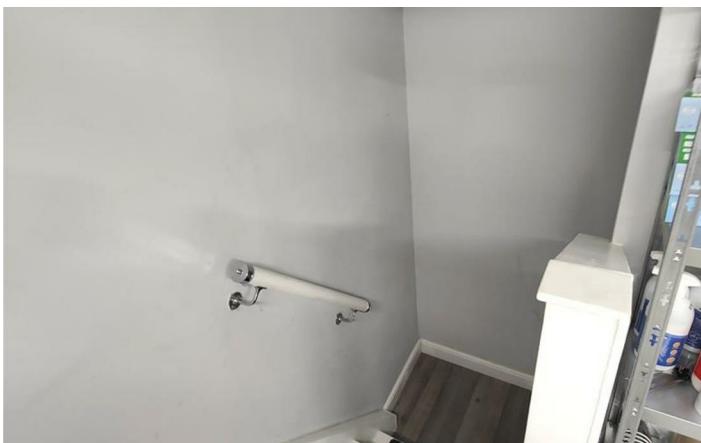
Low flush wc, pedestal wash hand basin. pvc panelled walls.

Office/Storage



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
Northern Ireland		EU Directive 2002/91/EC	

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