



210-212 Ballysillan Road , Belfast, BT14 7QS

**Offers In The Region Of
£189,950**

Significantly Extended Former Dental Surgery Fronting Onto The Ballysillan Road With Superb Potential.

Holding a prime corner position fronting onto the Ballysillan Road this former dental surgery originally comprised two semi detached villas. The present owners have significantly extended to the rear and combined the two dwellings to create a modern dentists surgery with separate access to the unused first floor accommodation.

The modern ground-floor interior is adaptable and would suit a wide variety of commercial businesses.

The upper floor is a blank canvas and subject to approvals would offer further commercial or residential potential.

The interior comprises large reception, 2 treatment rooms, 2 offices, store, fitted kitchen and wc. The first floor is in an unfinished condition comprising 6 rooms.

A hard landscaped walled corner site with ample carparking to front combines with a highly visible position to make this a fabulous opportunity with further potential.

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	

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- Modern Commercial Building With Further Development Potential
- Former Dental Surgery
- Further Potential To Upper Floors
- Upvc Double Glazed Windows
- Gas Central Heating
- 6 Undeveloped Rooms To First Floor
- Two Treatment Rooms & Two Offices With Stores
- Ample Carparking To Front
- Modern Kitchen & WC
- Prominent Main Road Position

Covered Entrance

Composite entrance door.

Reception

20'11" x 20'6" (6.39 x 6.25)

Wood laminate floor, recessed lighting.

Office

15'9" x 7'10" (4.82 x 2.41)

Inner Lobby

Wood laminate flooring, recessed lighting, storage cupboard, side access door.

Treatment Room

13'1" x 11'8" (4.01 x 3.57)

Store

8'5" x 7'1" (2.58 x 2.17)

Wc

White suite comprising low flush wc, pedestal wash hand basin.

Kitchen

13'10" x 9'4" (4.23 x 2.85)

Single drainer stainless steel sink unit, range of high and low level units, formica work top, under fridge space, breakfast bar, wall mounted gas boiler.

Treatment Room into Bay

14'9" x 13'3" (4.52 x 4.04m)

Wood laminate floor.

Office into Bay

14'9" x 10'6" (4.52 x 3.22)

Wood laminate floor, under stairs storage.

First Floor Own door Access

Entrance Hall

Solid entrance door.

Room

13'6" x 9'10" (4.14 x 3.01)

Built-in storage.

Room

8'2" x 6'10" (2.49 x 2.09)

Lobby Room

11'6" x 6'5" (3.53 x 1.96)

Lobby Room

11'4" x 6'3" (3.46 x 1.93)

Room

13'7" x 10'5" (4.15 x 3.19)

Wood laminate floor. built-in robe.

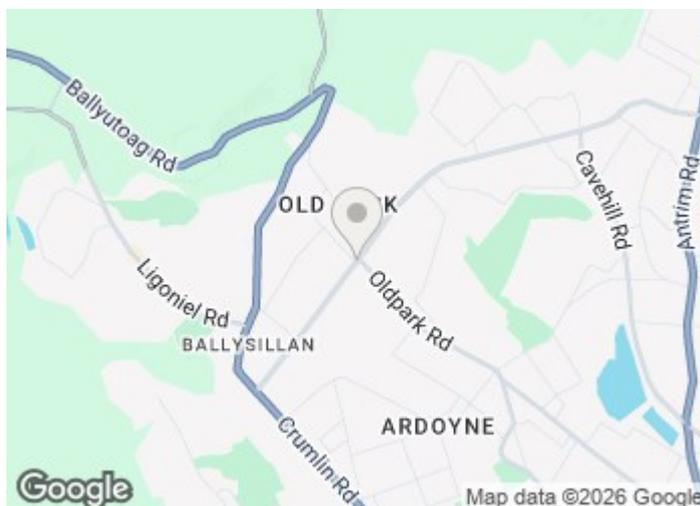
Room

8'3" x 6'11" (2.53 x 2.13)

Wood laminate floor.

Outside

Hard landscaped walled corner site, brick paver gated access path. Tarmac parking area, gated side path.



Directions



Floor Plan

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