

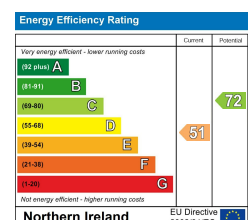


## 80 & 80a Stranmillis Road, Belfast, BT9 5AD

**Guide Price £495,000**

This is an excellent opportunity to purchase a substantial, mixed-use property located on a prominent corner site in the popular Stranmillis Village area of South Belfast. The subject comprises a ground floor retail unit currently leased as a coffee shop. On the first & second floor there is a 5 bed apartment with open plan kitchen / living room, shower room & W.C. Gas fired central heating & PVC double glazing are both installed. With an existing income in place, this property will be sure to appeal to investors. Viewing is strictly by appointment.

- Substantial Mixed Use Property Located On A Prominant Corner Site
- Five Bedroom Apartment On The First & Second Floor
- Ideal Investment Opportunity
- HMO approved
- Ground Floor Retail Unit Currentlty Leased As A Coffee Shop
- Gas Fired Central Heating / PVC Double Glazing
- Located In The Heart Of Stranmillis, Walking Distance To Queens University & Botanic Gardens
- CLUD application pending





**80 STRANMILLIS ROAD**

**ON THE GROUND FLOOR**

**RETAIL UNIT 44'3" x 16'0" (13.5 x 4.9)**

**KITCHEN 14'9" x 11'1" (4.5 x 3.4)**

**STORAGE 9'2" x 8'10" (2.8 x 2.7)**

**80A STRANMILLIS ROAD**

**Stairs to first floor.**

**ON THE FIRST FLOOR**

**LIVING / KITCHEN 16'0" x 15'5" (4.9 x 4.7)**



**BEDROOM ONE 11'1" x 7'10" (3.4 x 2.4)**



**BEDROOM TWO 12'1" x 7'10" (3.7 x 2.4)**



**BEDROOM THREE 12'5" x 7'10" (3.8 x 2.4)**



## BATHROOM



## W.C

### ON THE SECOND FLOOR

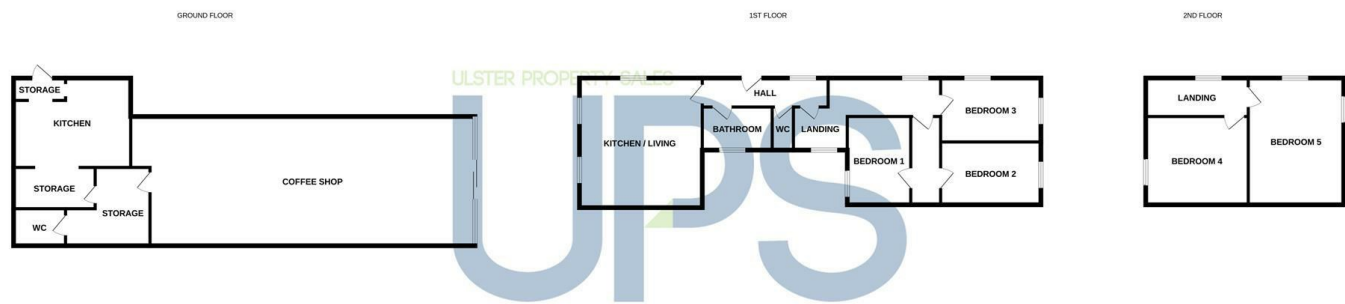
#### BEDROOM FOUR 11'5" x 11'1" (3.5 x 3.4)



#### BEDROOM FIVE 15'8" x 12'1" (4.8 x 3.7)

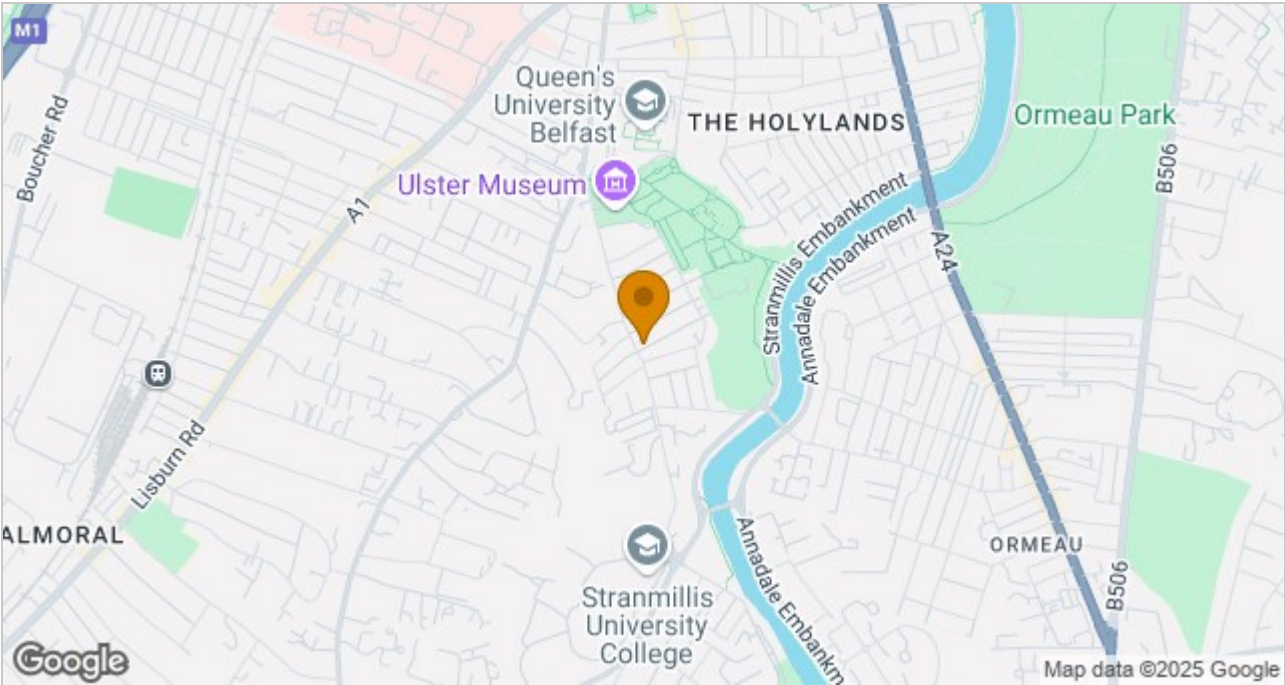


Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Area Map



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