



## 69 - 71 CAVENDISH STREET, FALLS ROAD, BELFAST, BT12 7AW



Occupying an excellent position on Cavendish Street, just off the Falls Road and Springfield Road this two storey commercial premises is an ideal purchase for those wishing to establish a business within a desirable and well known location. Benefitting from proximity to schools, shops and transport links to include the Glider Service, motorway network and City Centre, this property lends itself to a variety of uses subject to planning. Shop front / trading area on ground floor containing counter, fryers and signage. Kitchen and prep area with w.c on first floor. Circa 550 sq ft. EPC Rating E120 ( 0870-0633-1889-2696-0006) Viewing strictly by appointment only via contacting Ulster Property Sales 02890 605200

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	

OFFERS AROUND £64,950

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## Key Features

- Circa 550 sq ft
- Two storey commercial premises.





## GROUND FLOOR

### SHOP FRONT

20'6" x 11'2"  
Access to;

### FIRST FLOOR

16'6" x 10'8"

### KITCHEN / PREP AREA

### W.C

Low flush w.c.

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Questions you may have.

**Which mortgage would suit me best?**  
**How much deposit will I need?**  
**What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact Kelly-Ann on .

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment. 16826787**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
028 9060 5200

BALLYHACKAMORE  
028 9047 1515

BALLYMENA  
028 2565 7700

BALLYNAHINCH  
028 9756 1155

BANGOR  
028 9127 1185

CARRICKFERGUS  
028 9336 5986

CAUSEWAY COAST  
0800 644 4432

CAVEHILL  
028 9072 9270

DOWNPATRICK  
028 4461 4101

FORETSIDE  
028 9064 1264

GLENGORMLEY  
028 9083 3295

MALONE  
028 9066 1929

NEWTOWARDS  
028 9181 1444

RENTAL DIVISION  
028 9070 1000

