



321 Shankill Road , Belfast, BT13 1FX

£44,950

Commercial Premises Fronting This Most Popular Section Of The Shankill Road

A unique opportunity to purchase this refurbishment project holding a prime position with excellent passing trade. The internal layout comprises ground floor retail unit and two further upper floors. This property offers unlimited potential for those looking to rejuvenate and transform this substantial space.

This project represents an excellent opportunity for the investor or developer alike and immediate viewing is 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	

321 Shankill Road

, Belfast, BT13 1FX



- Commercial Front Line Property
- Electric Roll Shutter
- Highly Desirable Location
- Project Condition
- First And Second Floors
- Substantial Foot Fall
- Ground Floor Shop Unit
- In Need Of Complete Refurbishment

Ground Floor

25'5" x 13'1" (7.75 x 3.99)

Roll shutter.

Kitchen

6'9" x 5'11" (2.08 x 1.81)

First Floor

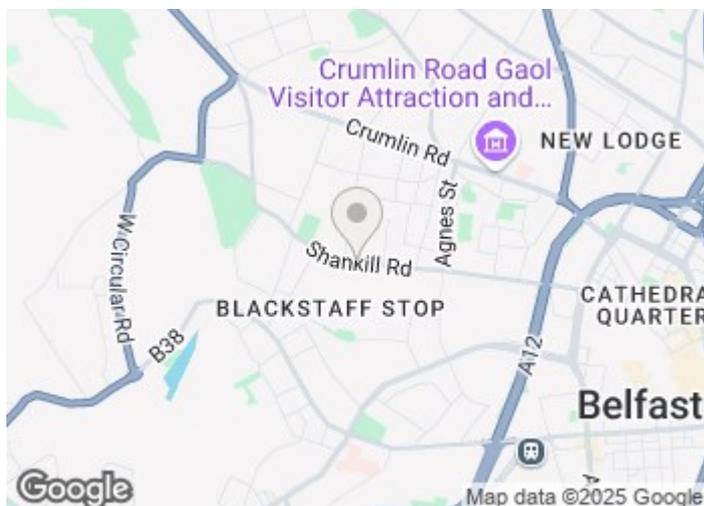
19'8"x 12'1" (6.00x 3.70)

Second Floor

6.00x 3.70

Outside

Rear Yard Wc



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.



ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN 028 9060 5200
 BALLYHACKAMORE 028 9047 1515
 BALLYNAHINCH 028 9756 1155
 BANGOR 028 9127 1185
 CARRICKFERGUS 028 9336 5986
 CAVEHILL 028 9072 9270

DOWNPATRICK 028 4461 4101
 FORESTSIDE 028 9064 1264
 GLENGORMLEY 028 9083 3295

MALONE 028 9066 1929
 NEWTOWNARDS 028 9181 1444
 RENTAL DIVISION 028 9070 1000



John McLarnon trading under licence as Ulster Property Sales (Cavehill)
 @Ulster Property Sales is a Registered Trademark