

## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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

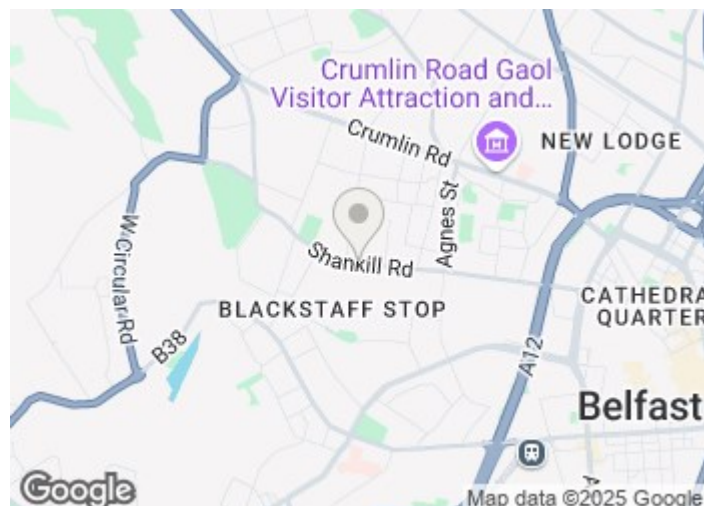
19'8"x 12'1" (6.00x 3.70)

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

