

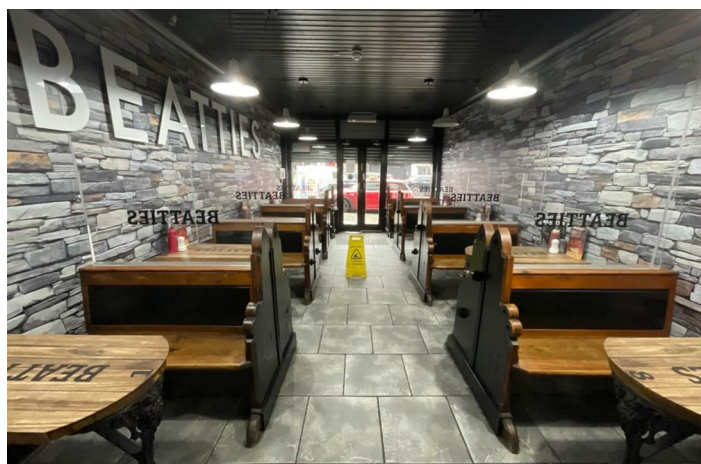
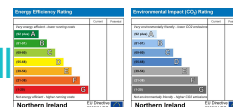


220 Shankill Road

Belfast, BT13 2BJ

Offers in the region of

£150,000



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, Belfast, BT13 2BJ

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A sizeable three storey commercial premises located on the ever popular the Shankill Road benefitting from a long established tenant in situ currently paying £12,000 per annum.

Internally the property comprises ground floor shop with preparation areas, the first and second floors offer generous storage rooms and office space. Outside there is a secure rear yard, accessed via Conway Street.

The unit also benefits from gas fired water heating and uPVC double glazing.

220 Shankill Road has traded for many years as a hot food takeaway and has a well established presence on a busy commuter road with many neighbouring local traders.

Contact Rea Estates NOW for further details or to arrange an appointment to view.

RATES: TBC

EPC: E:103

## Ground Floor

**Shop Area 65'2" x 12'1" (19.88m x 3.69m)**

## First Floor

**Room 1 15'11" x 12'1" (4.86m x 3.70m)**

**Room 2 10'7" x 6'10" (3.23m x 2.09m)**

## Bathroom

Two low flush WC's, pedestal wash hand basin, tiled flooring and walls, PVC cladded ceiling with recessed lighting, wall mounted gas boiler

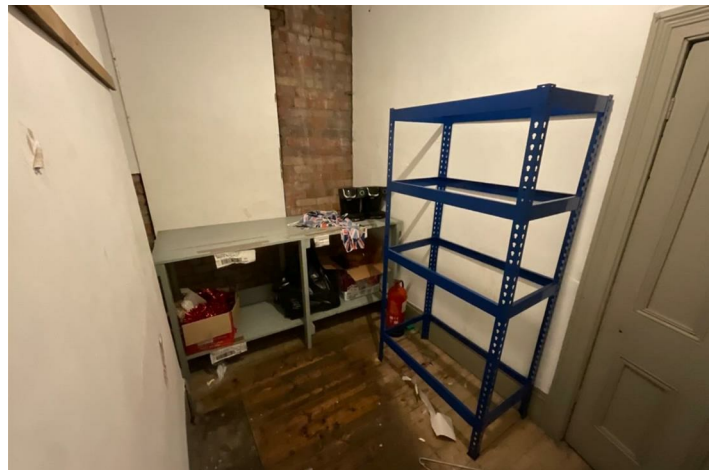
## Second Floor

**Room 3 15'8" x 12'4" (4.79m x 3.77m)**

**Room 4 10'7" x 6'9" (3.23m x 2.07m)**

## Outside

Secure gated yard



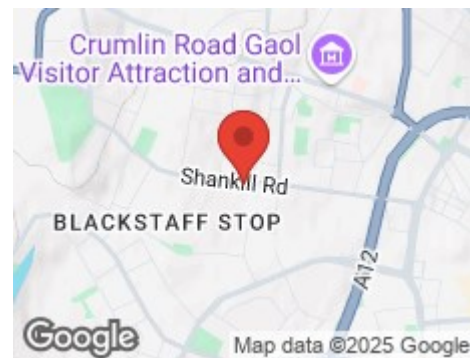
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

### VIEWING STRICTLY BY APPOINTMENT WITH OUR OFFICE

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