

LOCATION: Easily accessed from the City Centre, Lisburn Road, Westlink and M1 this two storey unit therefore enjoys an array of amenities nearby including Belfast City and Royal Victoria Hospitals, QUB as well as passing trade to Boucher and Windsor Park Stadium.

The accommodation consists of electric shutter, access to dining room open plan to serving area with kitchen to rear. On the first floor there is an additional dining room and storage room complimented by WC with low flush suite.



Offers Over:
£79,950

Viewing: By appointment strictly through agent

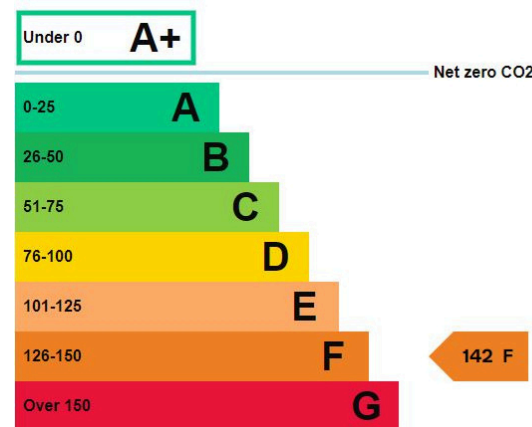


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Rates - 2024/2025 - £1,708.18

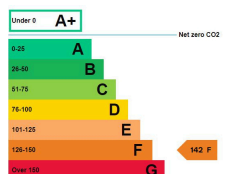
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- Two storey commercial unit in most popular and convenient location
- Kitchen area to rear
- Premises has a sitting tenant in a lease until 2029
- Additional Dining Room on the first floor
- Proximity to City Centre, Westlink, City and Royal Victoria Hospitals
- First Floor WC with wash hand basin and wood effect flooring
- Ground floor dining area open plan to serving zone
- First Floor storage room

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Entrance

External electric shutter to glazed front door

Dining Room

6.45m (21'2) At widest points x 4.39m (14'5)

Laminate wood effect flooring. Staircase to first floor

Kitchen

4.22m (13'10) x 2.41m (7'11)

Wash hand basin, freestanding units, door to rear.

Landing

Laminate wood effect flooring

Toilet

Low flush suite

2nd Dining Room

4.42m (14'6) x 2.95m (9'8)

Wood effect flooring

Storage Room

2.67m (8'9) x 2.54m (8'4)

