



It gives us great pleasure to bring to market this fabulous converted garage. This is a superb opportunity to purchase a stand-alone garage / workshop / office – in the heart of East Belfast. It is located in the quiet residential area of Harland Park, with ample off street parking available too. The present owner has carefully planned and put into action the well thought out conversion.

The front part workshop, accessed via an electric & remote roller shutter door (new) is the workshop / garage area. This area also has LED fluorescent lighting, plus double sockets with USB ports. There is also additional storage at roof level with a part floored roof space. This workshop area is basically a blank canvas whether as a workshop area or a fabulous motorbike secure storage area.

Then access to the Home Office / Study is via the internal security door with locks or via the side alley; again with a high security door. The area is completely insulated including the ceiling, walls and flooring.

Price
£22,000

Garage @
2 Harland Park,
BELFAST,
BT4 1HZ

Viewing by
appointment
through agent
028 9042 4747

The walls and ceiling are finished in plaster board too. There is LED spot lights plus double sockets with USB ports. The floor itself finished in a modern wood-like flooring.

Power is generated via solar roof panels (which are vendor owned). These state of the art solar panels do not require direct sunlight to generate electricity and are very efficient. The roof is tiled and finished with uPVC guttering and fascias boards. Also, outside the vendor has a right of way through the heavy duty locked alley gate and holds a key too.

This modern converted garage will likely be of interest to investors and local residents alike. We strongly recommend a viewing to fully understand the investment that has been put into the converted garage – not to be missed.



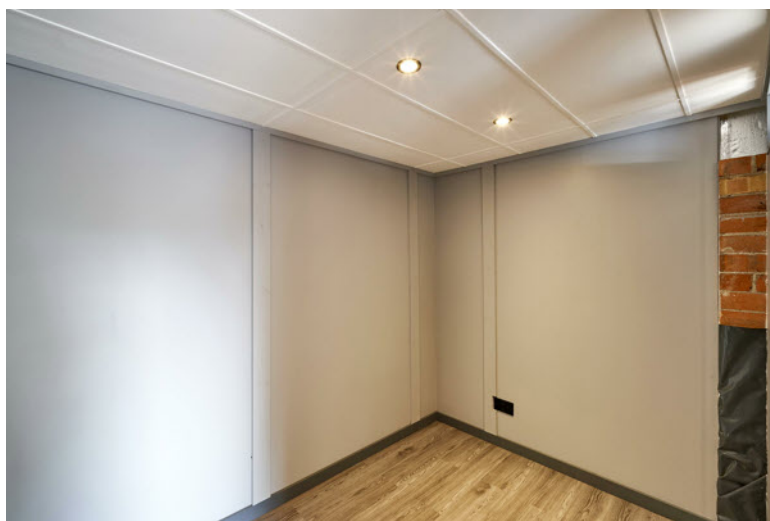
The Property Comprises:

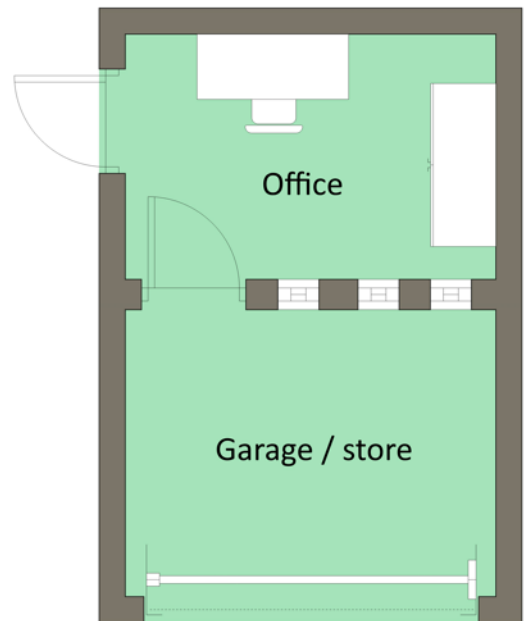
Ground Floor

WORKSHOP: 7' 4" x 9' 4" (2.24m x 2.84m)

OFFICE / STUDY: 6' 3" x 9' 0" (1.91m x 2.74m)

- Superb Converted Garage – to include Front Workshop & Rear Office / Study
- No Expense Spared on this Modern Take of an everyday Garage
- Workshop – Remote & Electric Roller Shutter Door (plus can be opened manually from inside)
- Workshop – Two x Double Sockets with USB Ports and LED Florescent Lighting
- Workshop – Additional Storage Space at Roof Level
- Workshop / Office – High Security Internal & External Doors
- Workshop – Ideal for Motorbike Storage
- Office / Study – Fully Insulated – Ceiling, Walls & Flooring
- Office / Study – Double Sockets with USB Ports
- Office / Study – Ceiling Height Small Windows to Workshop
- Office / Study – High Security & Insulated Internal Door to Workshop
- Office / Study – High Security & Insulated Door to Alley
- Office / Study – LED Spot Lights
- Electricity – Provided via Highly Efficient Solar Roof Panels (Vendor owned); which do not require direct sunlight. Lights can also be remotely switched on.
- Roof – Tile Roof with UPVC Guttering and Facias
- Alley – Right of Way to side door entrance via High Security Gate – which is locked at all time and Vendor has key too
- Harland Park offers very good off street parking
- Internal inspection is a must to understand this investment opportunity
- Easy Distance to Belfast City Centre
- Sought After Area
- Close to Holywood Arches, Upper Newtownards Road and Holywood Road





Location:

Travelling along Parkgate Avenue, turn into Harland Park and the garage is located on the left - white roller garage door.

North Down - 028 90 42 4747
 Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
www.templetonrobinson.com



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