



249 Duncairn Gardens , Belfast, BT15 2GF

**Offers In The Region Of
£220,000**

A fantastic opportunity to purchase a very high profile shop unit extending to approx 1216 sq ft therefore providing much needed selling space in an area dominated by shop units with perhaps too small in unit size and limiting the amount of display/selling space. Whilst at present the unit is used as a furniture store it would have wide appeal to a variety of trades subject to the usual planning.

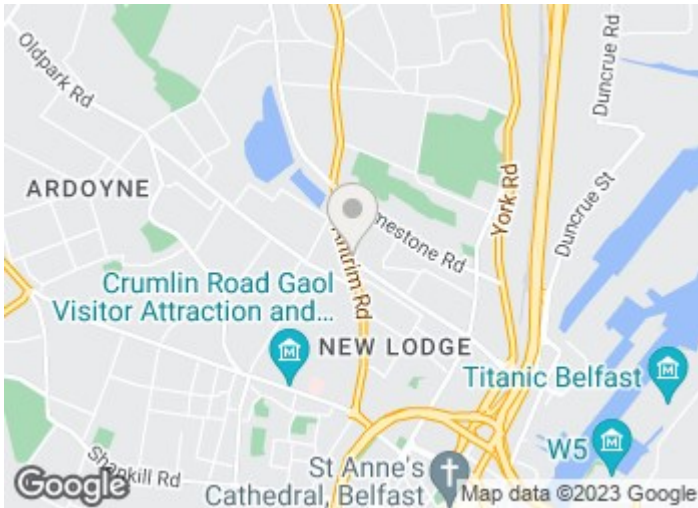
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		1	1
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

249 Duncairn Gardens

, Belfast, BT15 2GF



- Versatile Shop Unit
- Single Storey Unit
- High Profile Location
- Ext To Approx 1216 Sq Ft
- Unlimited Potential
- For Sale
- Over 32 Ft Frontage
- Roller Shutter

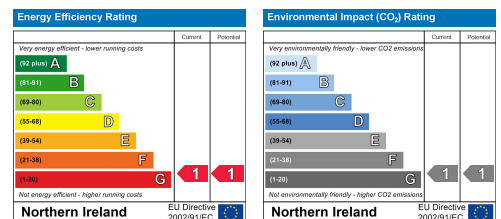


Directions



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.



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