

**simonBRIEN**  
RESIDENTIAL

1C Ravenscroft Avenue,  
Belfast, BT5 5BA



Asking Price £95,000

Telephone 02890 595555  
[www.simonbrien.com](http://www.simonbrien.com)



## KEY FEATURES

- Prominent Location Fronting Onto Ravenscroft Avenue / Upper Newtownards Road In East Belfast
- Excellent Retail Investment Producing £7,200 Per Annum (£600 Per Month)
- Ideal Investor Purchase

## LOCATION

The subject property is located on the eastern side of Ravenscroft Avenue in East Belfast, benefitting from visibility onto Upper Newtownards Road at Hollywood Arches.



## DESCRIPTION

The subject property comprises a ground floor retail unit, forming part of a four storey mixed use commercial / residential development. The ground floor retail unit extends to a net internal area of c.507 sq ft, providing for a modern retail area to the front with a kitchen and WC to the rear. Internal finishes include plastered and painted walls, wooden floor and suspended ceiling with fluorescent lighting.

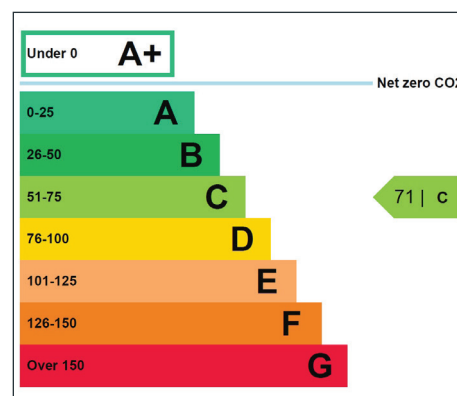
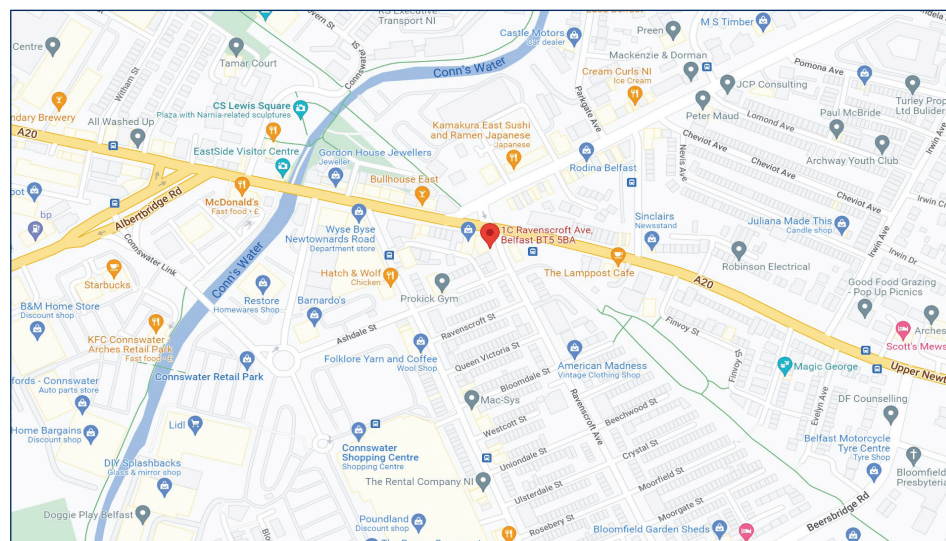
## ACCOMMODATION (approximate only)

### GROUND FLOOR

Retail:..... 457 sq ft  
Kitchen:..... 50 sq ft  
Plus WC  
Total NIA:..... 507 sq ft

## FURTHER INFORMATION & VIEWINGS

For further information or to arrange a viewing, please contact our East Belfast office on 028 9059 5555.



EPC REF: 0440-0837-7279-8024-7002

REF: SHJD/A/23/SO



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525 Lisburn Road  
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E southbelfast@simonbrien.com

### North Down

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### East Belfast

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Belfast BT4 3JF  
T 02890 595555  
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### Newtownards

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