

Independent

PROPERTY ESTATES



These particulars are given on the understanding that they will not be construed as part of a contract or lease. Whilst every care is taken in compiling the information, we give no guarantee as to the accuracy thereof and prospective purchasers are recommended to satisfy themselves regarding the particulars. We have not tested any heating or electrical systems

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PROPERTY ESTATES



FOR
SALE

192 Grand Parade, Belfast
Offers Over - £125,000

- Ground Floor Commercial Unit
- Occupied by a Trading Tenant
- Shop Frontage on to Grand Parade
- Hot Food Licence
- Popular East Belfast Location
- Thriving High Levels of both Vehicular Pedestrian Traffic
- Suitable for a myriad of Businesses

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Independent Commercial are honoured to be instructed to offer to the Sales Market Number 192 Grand Parade, Belfast.

The Property was acquired by our Clients a few years back, having previously been a renowned garment shop dating back many years.

Located in the bustling, thriving and popular Residential Area of East Belfast with neighbouring occupiers to include The Lane Butchers, Guilt Trip Coffee & Donuts and Hold Fast Barber Shop, this Commercial Unit could be used for a myriad of business types, such as the existing use as a Hot Food Takeaway.

This unit offers a bright and spacious Reception Area with a Glass Shop frontage onto Grand Parade, a Serving Area, a large Kitchen / Prep Area with an Extraction System in place, a large store to the rear and a W.C.

192 Grand Parade is finished with a suspended Ceiling wit recessed Lighting, part Tiled / Vinyl Flooring, Mains Gas Fired Central Heating, a Three Phase Power Supply and is secured by an Electric Roller Shutter Security Door.



Comprising

Reception Area (11' 02" x 8' 01")

Front aspect Reception Area, complete with Tiled Flooring, Glass Shop Frontage onto Grand Parade. Fitted with a Bar Area for casual Dining.Through to:

Serving Area (10' 08" x 5' 05")

Dual access via the Reception Area and the Kitchen. Complete with Glass Shop Frontage onto Grand Parade.

Kitchen / Prep Area (22' 09" x 16' 06")

Fully Serviced Kitchen with multiple Prep Areas / Work Benches, Gas Supply and an Extraction Unit.

Rear Store (14' 07" x 8' 01")

Complete with Shelving for Storage,Tiled Flooring, access to the rear and access to:

W.C. (6' 08" x 2' 06")

Two-piece white Suite comprising a Low Flush W.C. and a Wash Hand Basin.



Outside

Access to the rear of this Property is grants via Driving / Walking down the side of the Unit.To the rear of this unit is allocated for Bins and Deliveries etc.