



## 259 Shankill Road Shankill, Belfast, BT13 1FR

**Offers In The Region Of  
£59,950**

Commercial Shop Unit In Need Of Refurbishment Fronting This Most Popular Section Of The Shankill Road

A unique opportunity to purchase this refurbishment project holding a prime position with excellent passing trade. The internal layout comprises ground floor retail unit and a further 2 upper floors. The property has full planning for change of use of first and second floor from storage to Duplex apartment, under application LA04/2019/1539/F. The building lends itself to many potential uses and provides a blank canvas for the new owners to evolve.

This project represents an excellent opportunity for the investor or developer alike and immediate viewing is highly recommended.

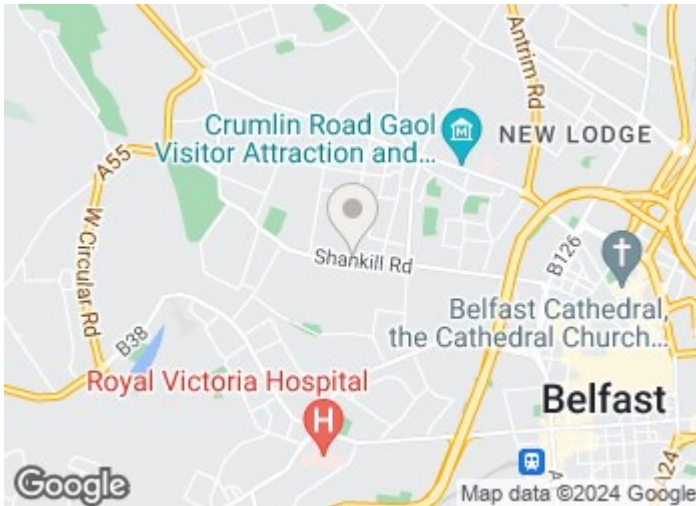
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

# 259 Shankill Road

Shankill, Belfast, BT13 1FR



- Commercial Unit
- Excellent Development Opportunity
- Adaptable Configuration
- Superb Passing Trade
- Most Convenient Location
- Unique Opportunity



**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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