



**For Sale**  
**Trading Retail Business & Property**  
222 Shankill Road, Belfast, BT13 2BJ

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**FRAZER  
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# For Sale Trading Retail Business & Property

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## Summary

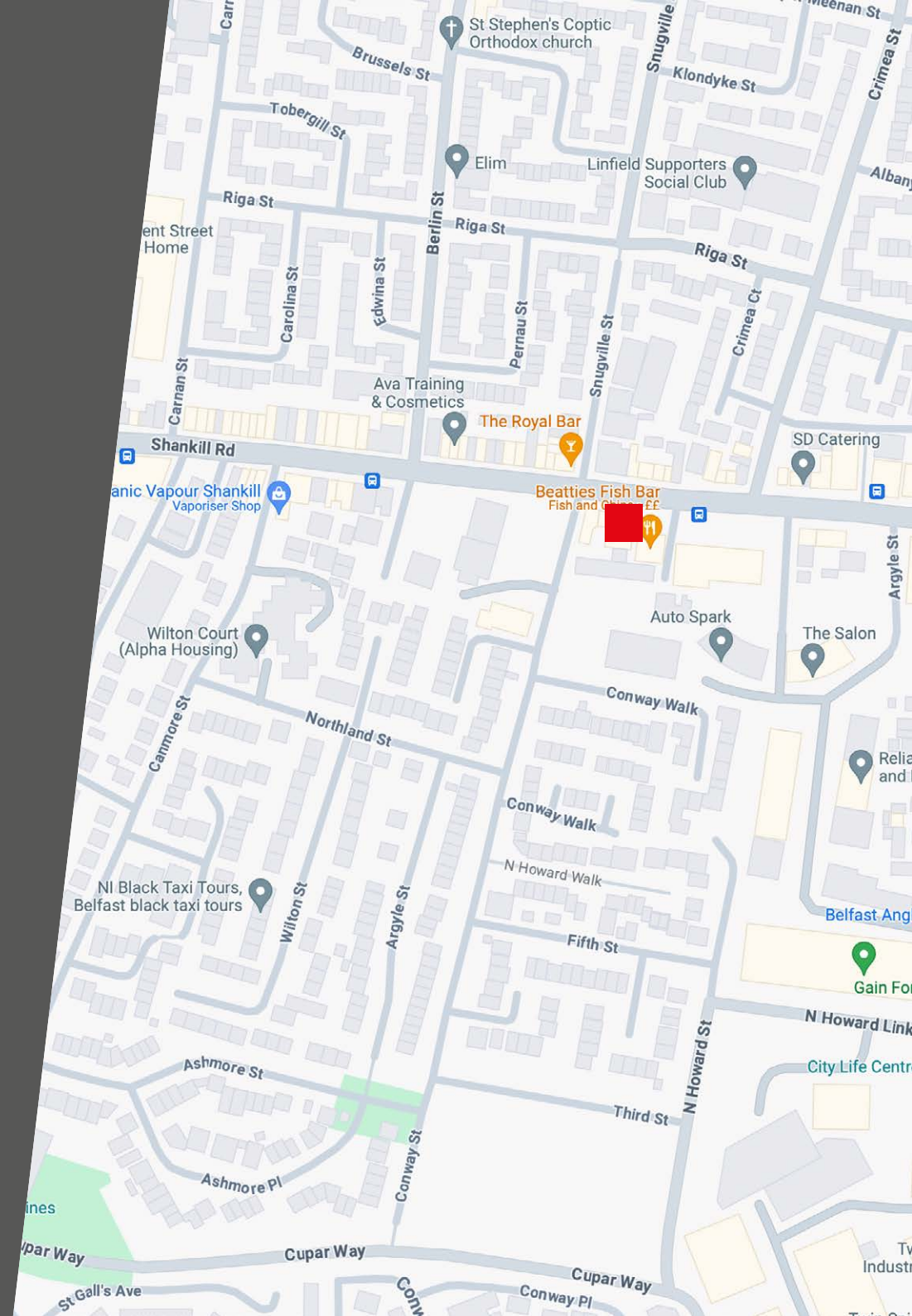
- Prominent location on the Shankill Road, Belfast.
- Convenience store with upper floor office and storage accommodation, extending to c.3,665 Sq Ft.
- The sale includes the property, goodwill, fixtures and fittings.
- Nearby occupiers include Subway, Mooney's Butchers and Bank Dental.

## Location

The property is located fronting onto the Shankill Road, approximately 0.5 miles west of Belfast City Centre. The Shankill Road is an extremely busy arterial route with a large residential catchment, benefitting from a high repeat customer base.



Not To Scale. For indicative purposes only.





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## Description

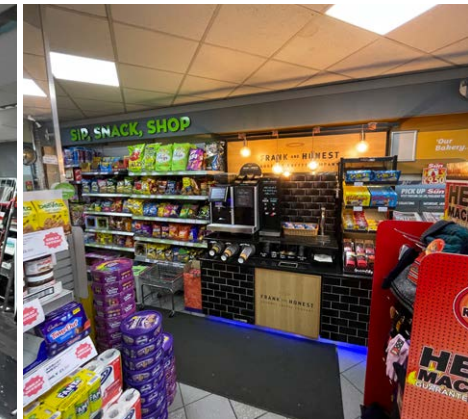
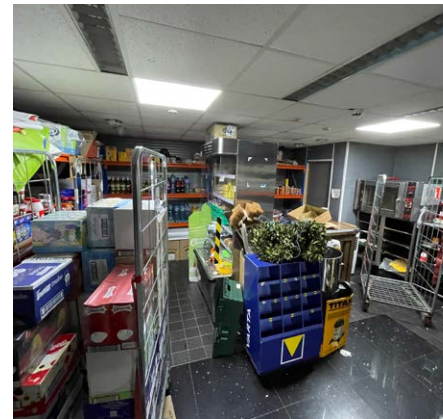
The subject property comprises a two-storey commercial building, currently trading as a Mace convenience store, with upper floor storage and office accommodation.

The convenience store is very well fitted throughout and is ready to go in terms of a new owner continuing the running of the existing business.

The property presents as a rare opportunity to acquire an existing trading business and the building it is situated within. The property may also appeal to an investor who wishes to lease the building to a convenience store operator/tenant.

The sale includes the benefit of a range of fixtures and fittings including electric roller shutters, electric POS system, air-conditioning, security CCTV, Dale Farm fridge, milk fridge, soft drink fridge, Mullins Ice Cream fridge and counter, Frank and Honest coffee station, Red Bull drinks fridge, Lucozade drinks fridge and all shelving and display units.

\*Business accounts are available for review following an accompanied viewing of the property.



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## Accommodation

We calculate the approximate Net Internal Areas to be as follows: -

Floor	Description	Sq. M	Sq. Ft
Ground Floor	Sales area	104	1117
	Store	33	359
1st floor	Staff room/office	49	526
	Kitchen	39	418
	Former Restaurant	67	719
	Toilets		
2nd Floor	Store	49	526
<b>Total Approximate Net Internal Area</b>		<b>341</b>	<b>3,665</b>

## Title

Assumed freehold/long leasehold.

## Price

Inviting offers in the region of £195,000.

## Rates

NAV: £12,600

Non-Domestic Rate in £ (23/24): 0.572221

Rates Payable: £7,209.98 per annum

\*We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).

## VAT

All figures quoted are exclusive of VAT, which may be payable.

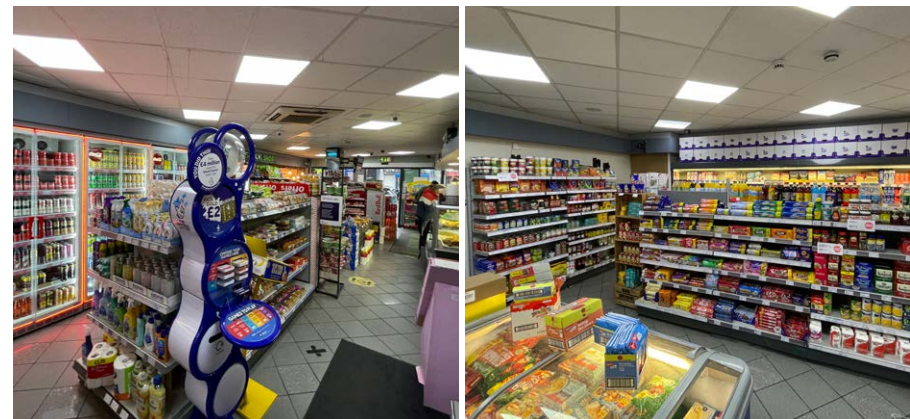
## Viewing

Strictly by appointment with the sole selling agents:

**Frazer Kidd**

028 9023 3111

mail@frazerkidd.co.uk





# FRAZER KIDD

For further information please contact:

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**Disclaimer**

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