



**For Sale Commercial Building with  
Residential Development Potential STPP**  
222 Shankill Road, Belfast, BT13 2BJ

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**FRAZER  
KIDD**

# For Sale Commercial Building with Residential Development Potential STPP

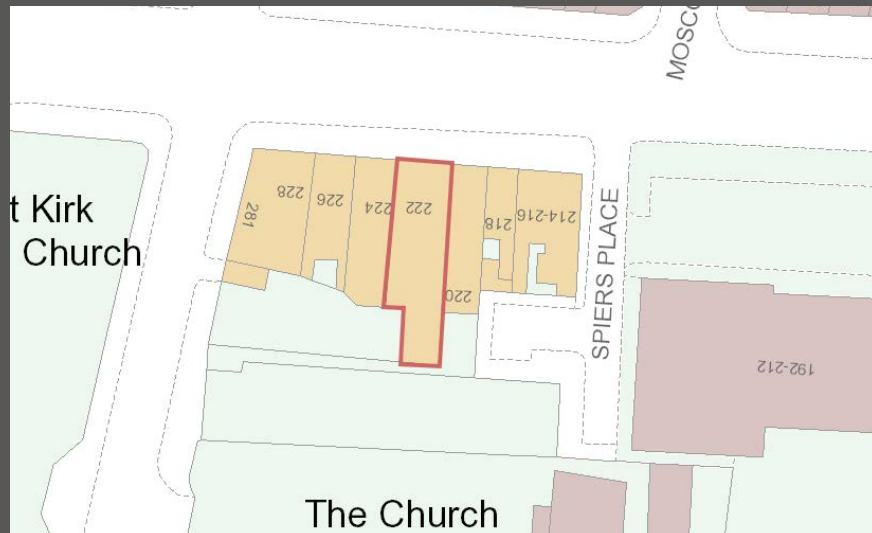
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## Summary

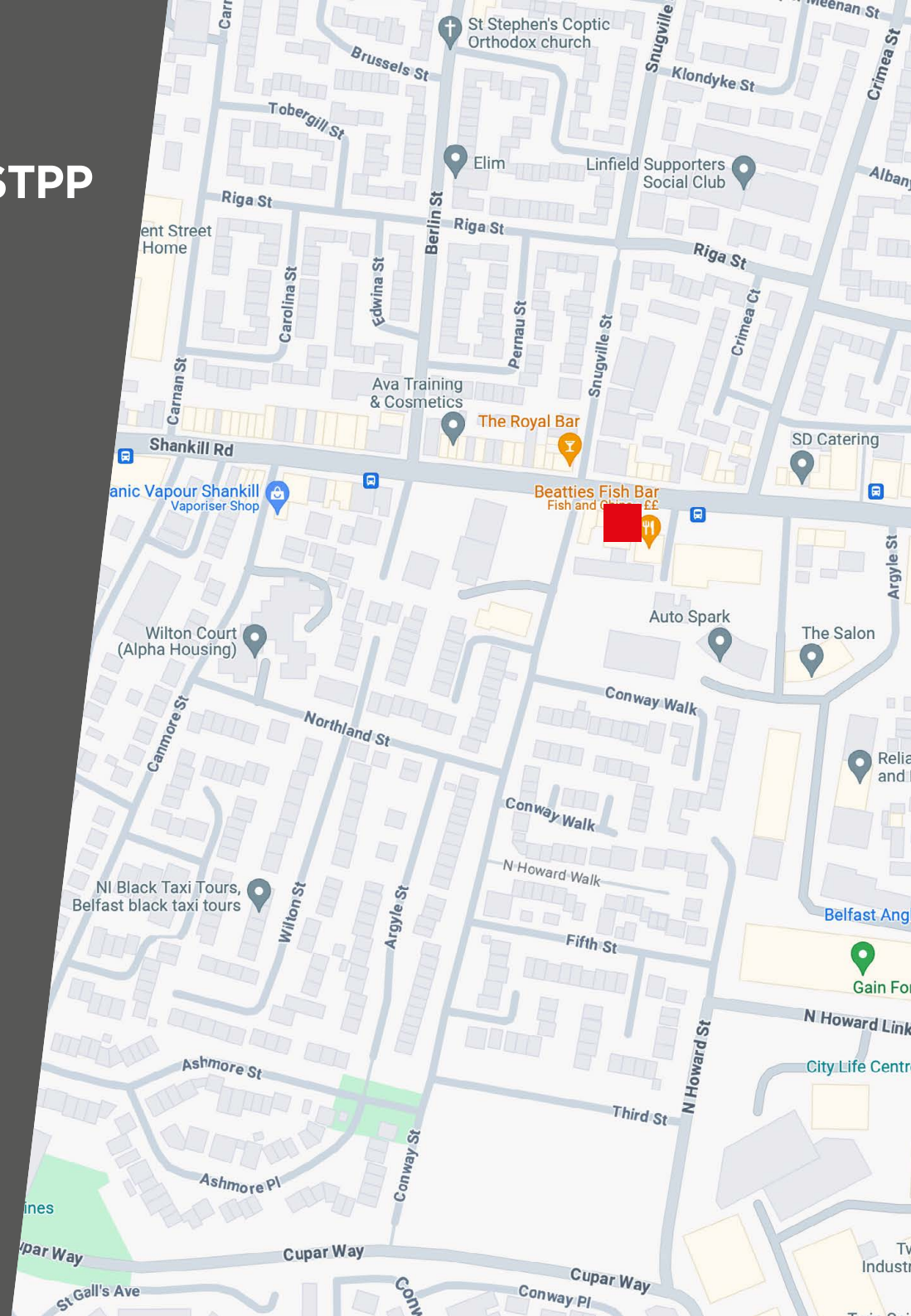
- Prominent location on the Shankill Road, Belfast.
- Convenience store with upper floor office and storage accommodation, extending to c.3,665 Sq Ft.
- The sale includes the property, goodwill, fixtures and fittings.
- Suitable for a range of potential uses/occupiers or redevelopment STPP.
- Nearby 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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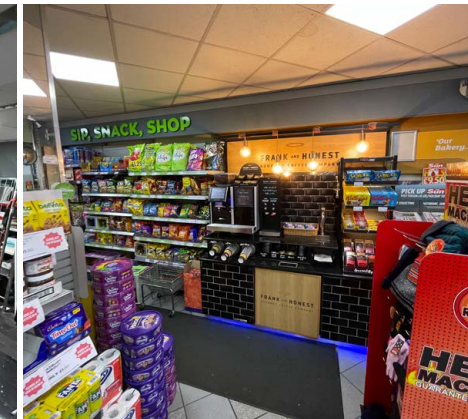
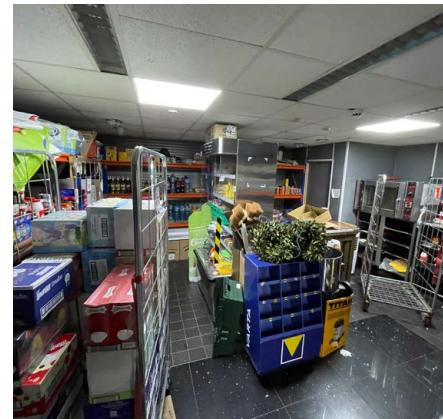
## Description

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, if desired.

The property comprises a substantial commercial building with a large two-storey rear return. The property benefits from rear access off Conway Street, suitable for vehicle and pedestrian access.

The property may be suitable for residential development, subject to planning.



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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 £189,000.

## 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.

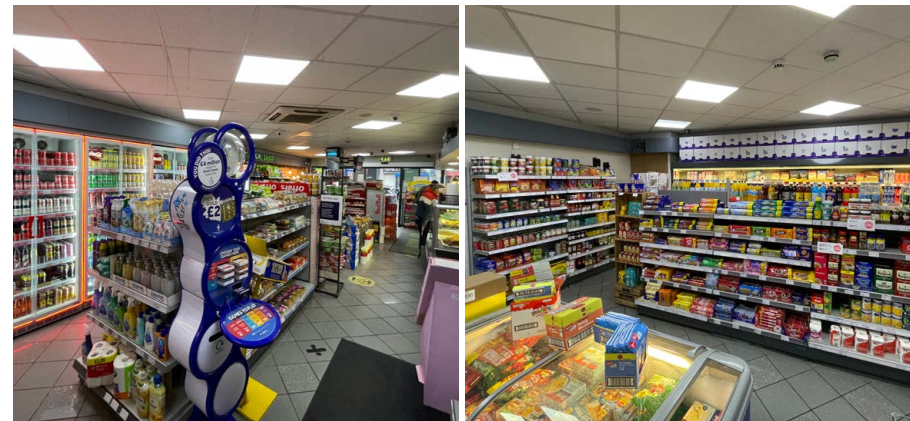
## Viewing

Strictly by appointment with the sole selling agents:

**Frazer Kidd**

028 9023 3111

mail@frazerkidd.co.uk





# FRAZER KIDD

For further information please contact:

**Neil Mellon**

07957 388147

[nmellon@frazerkidd.co.uk](mailto:nmellon@frazerkidd.co.uk)

**Beth Brady**

07775924283

[bbrady@frazerkidd.co.uk](mailto:bbrady@frazerkidd.co.uk)

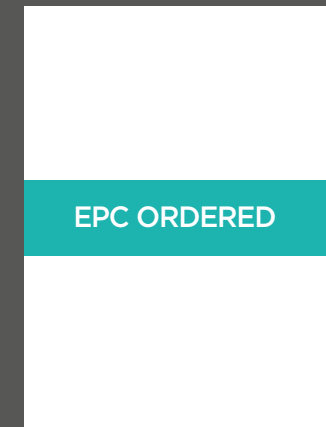
Telfair House, 87/89 Victoria Street, Belfast, BT1 4PB

028 9023 3111

[mail@frazerkidd.co.uk](mailto:mail@frazerkidd.co.uk)

[frazerkidd.co.uk](http://frazerkidd.co.uk)

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