



**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

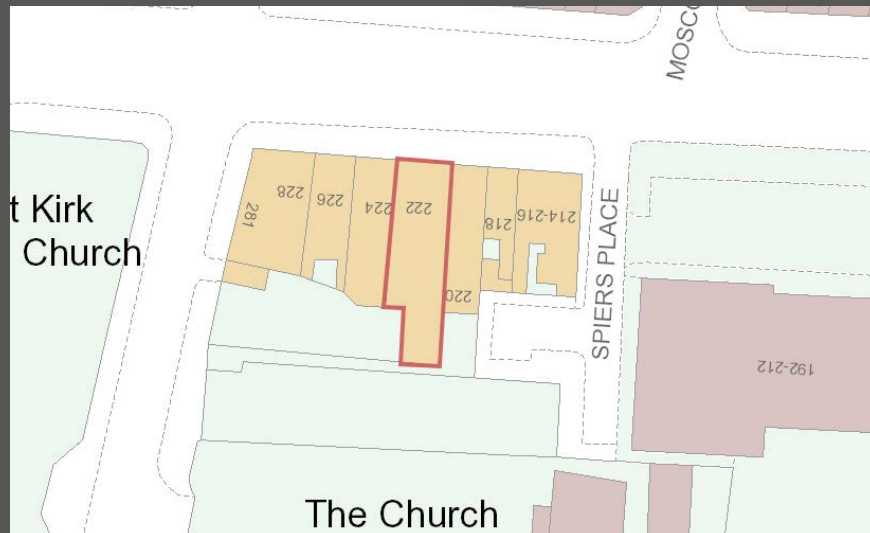
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Summary

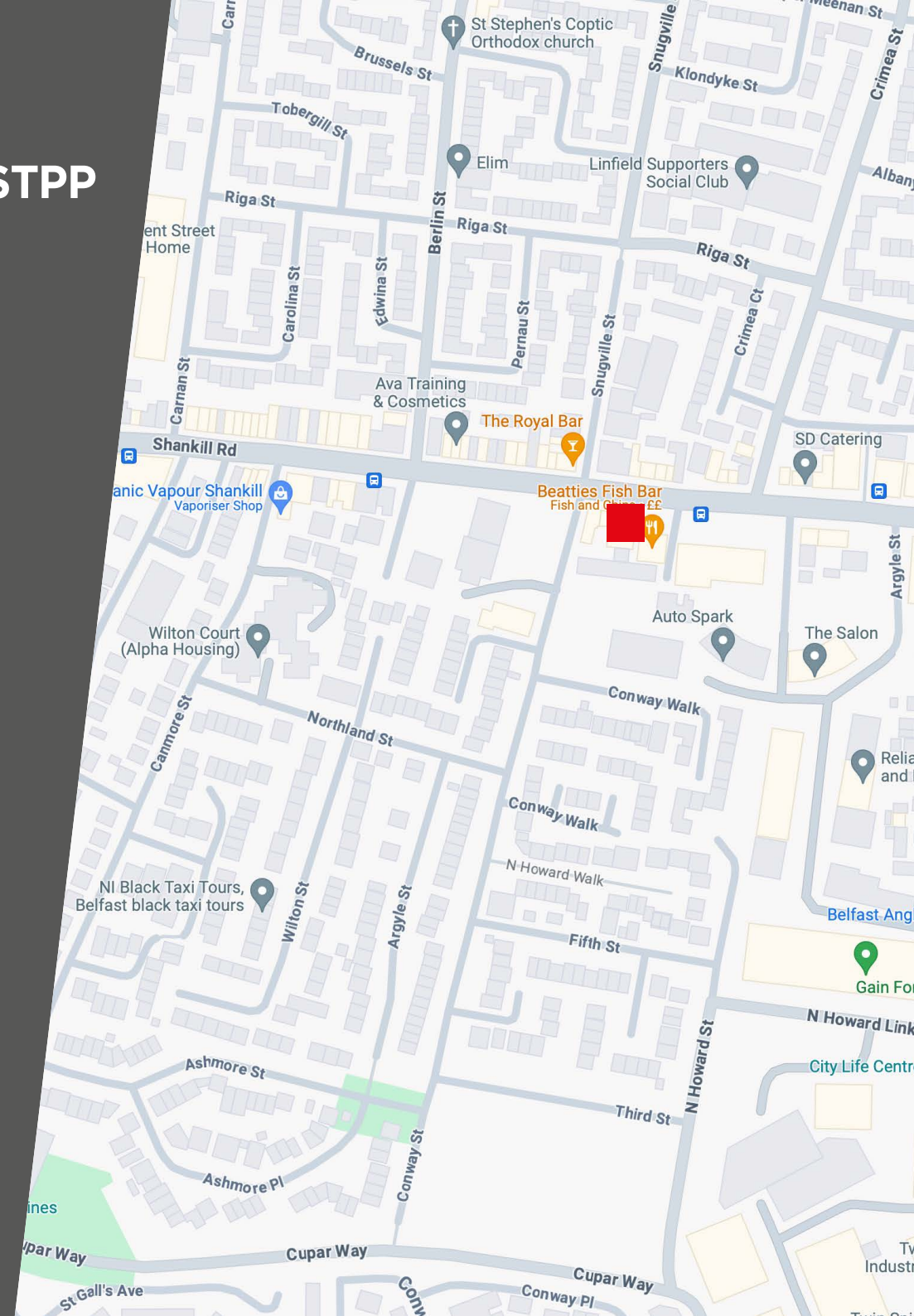
- Prominent location on the Shankill Road, Belfast.
- Ground floor retail with upper floor office and storage accommodation, extending to c.3,665 Sq Ft.
- Suitable for a range of potential uses/occupiers or redevelopment STPP.
- Nearby occupiers include Subway, Mooney's Butchers and Bank Dental.

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, formerly traded as a MACE convenience store, with upper floor storage and office accommodation.

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
Total Approximate Net Internal Area		341	3,665

Title

Assumed freehold/long leasehold.

Price

Inviting offers in the region of £169,000.

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.

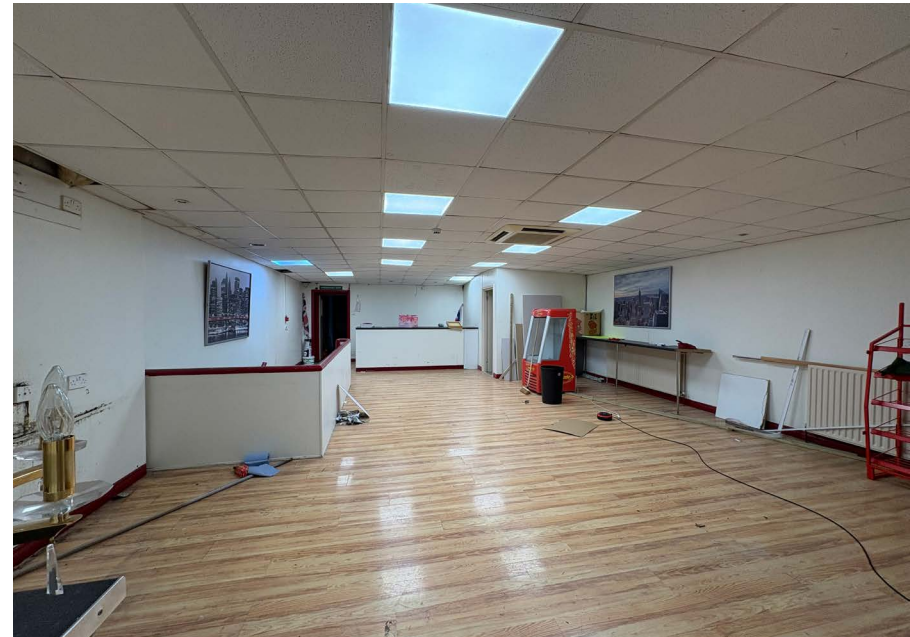
Viewing

Strictly by appointment with the sole selling agents:

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FRAZER KIDD

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