



98 Sandy Row, Belfast, BT12 5EX

Price Guide £50,000

Situated on Sandy Row this commercial unit offers on the main shop floor, two offices, staff room with washing facilities and separate stockroom. On the first floor there are two rooms that can easily be converted into additional offices (access from the shop floor) and separate W.C. In this increasingly popular location close to shops, hospitals, Lisburn Road and the City Centre, the unit benefits from high volume of passing vehicles and pedestrian footfall. Suitable for a variety of uses including retail space, office space or any kind of exercise classes! Internal inspection comes recommended.

- Two Storey Mid Terrace Commercial Unit For Sale
- Prime Location On Sandy Row
- Ground Floor Retail / Office Premises
- Within Walking Distance To Belfast City Centre
- High Volume Pedestrian & Vehicular Footfall

Energy Efficiency Rating		Current	Potential
(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			
Northern Ireland			

EU Directive 2002/91/EC

THE ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

RECEPTION ONE 13'1" x 12'1" (4.0 x 3.7)

ON THE FIRST FLOOR

ROOM ONE 13'1" 22'11" x 13'5" (4. 7 x 4.1)

SEPERATE W.C

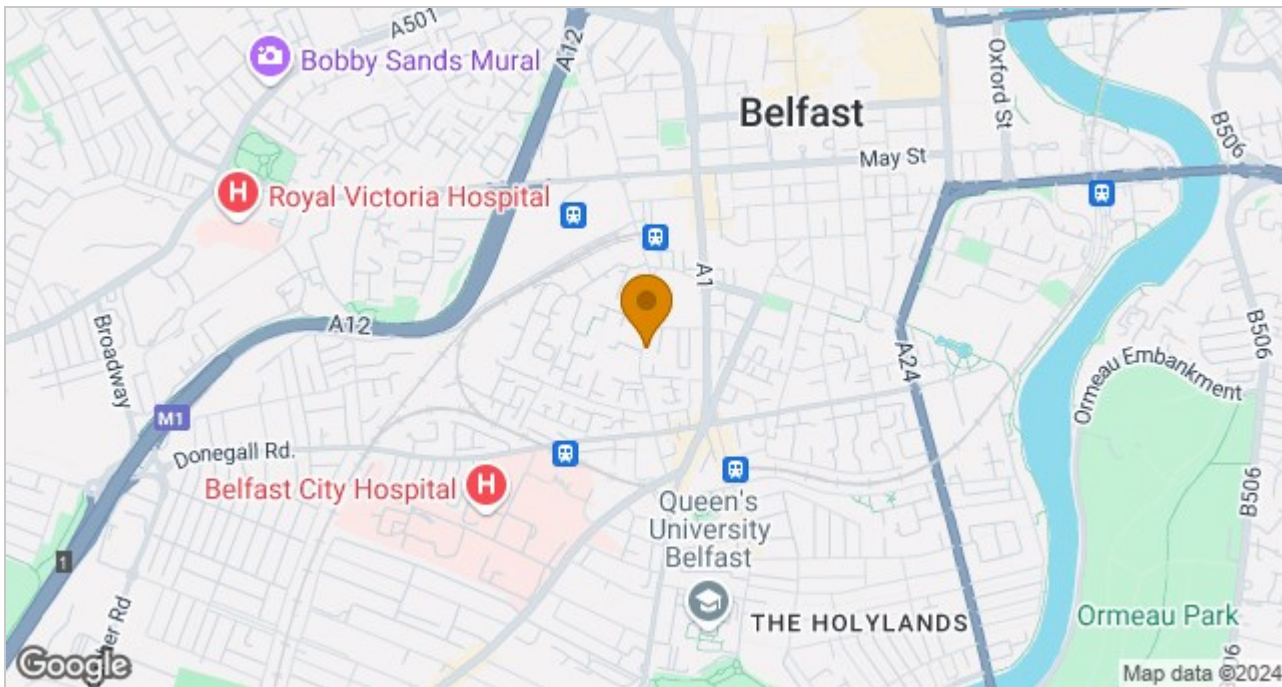
RECEPTION TWO 24'7" x 14'5" (7.5 x 4.4)

ON THE FIRST FLOOR

ROOM TWO 13'1" x 11'1" (4.0 x 3.4)

Floor Plan

Area Map



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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