



**122a Sandy Row, Belfast, BT12 5EX**

**Price Guide £55,000**

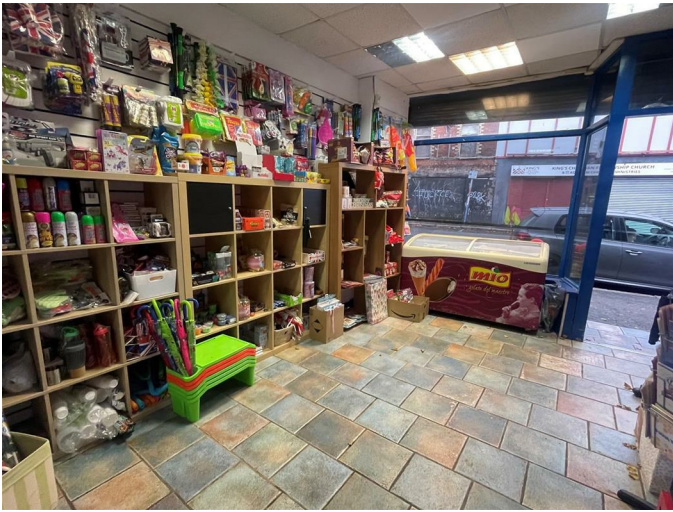
This commercial unit comprises, main shop floor, kitchen, office, store and separate modern shower suite. Located in the bustling sandy row, close to shops, hospitals, Lisburn Road and the City Centre, the unit benefits from high volume of passing vehicles and pedestrian footfall. Suitable for a variety of uses. Internal inspection comes recommended.

- Mid Terrace Commercial Unit For Sale
- Within Close Proximity To Belfast City Centre
- Ground Floor Shop
- Modern First Floor Shower Suite
- Immediate Access To Public Transport
- Prime Location On Sandy Row
- Investment Opportunity
- Offices On The First Floor
- Bustling Trading Area
- EPC D89

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(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  
SHOP FLOOR 22'11" x 10'9" (7.0 x 3.3)**



Tiled Floor.

**KITCHEN 5'10" x 5'10" (1.8 x 1.8)**  
High and low level units, stainless steel sink unit and tiled floor. Access to rear.

**ON THE FIRST FLOOR**

**OFFICE ONE 11'5" x 10'5" (3.5 x 3.2)**

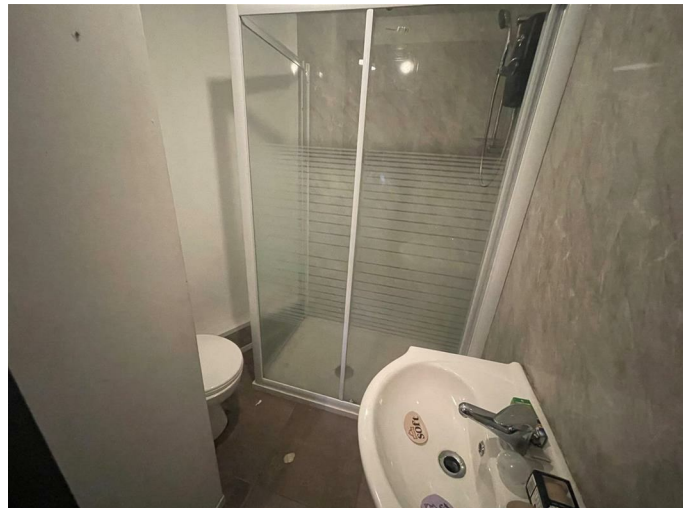


Laminate floor with feature fireplace.

**OFFICE TWO 10'9" x 6'2" (3.3 x 1.9)**

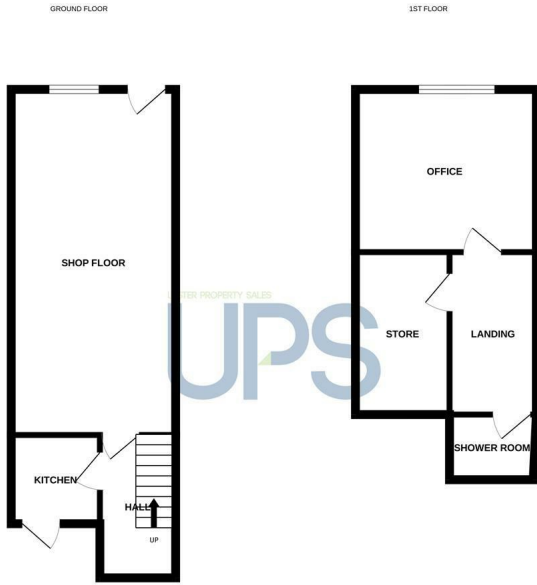


**SHOWER**



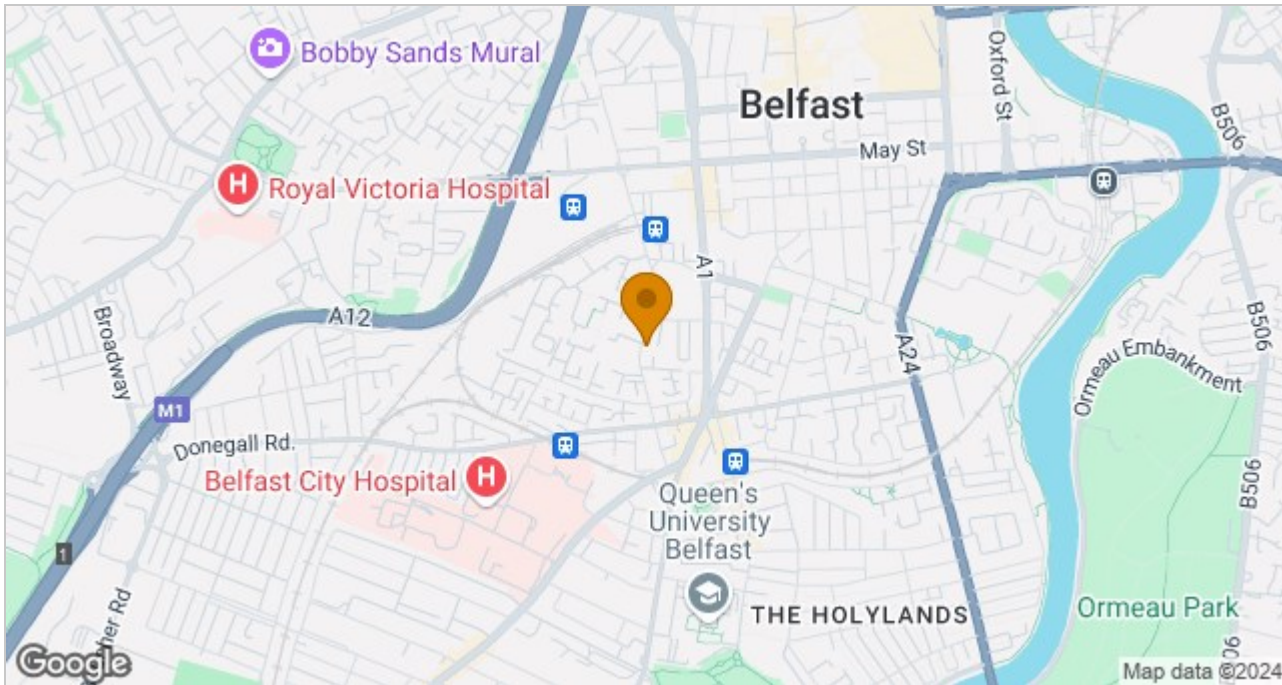
Modern suite comprising electric shower, low flush wc, sink with mixer tap, tiled floor and part pvc cladded walls.

# Floor Plan



While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, window, space and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Map data ©2024

# 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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