



122a Sandy Row, Belfast, BT12 5EX

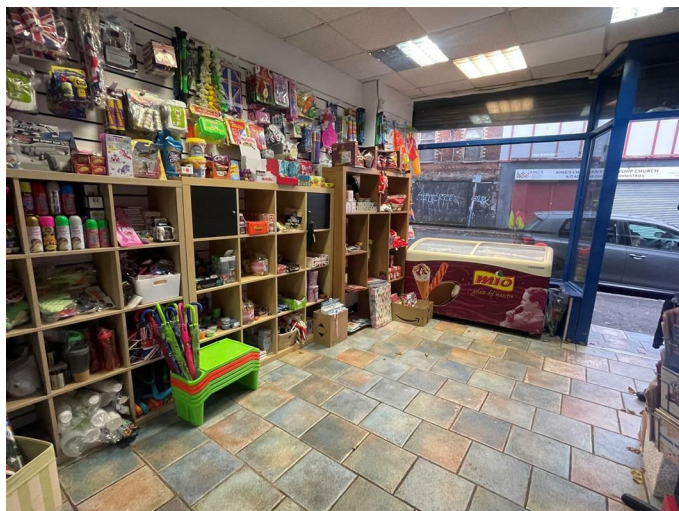
Price Guide £55,000

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
Very energy efficient - lower running costs			
(92-100) 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
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.

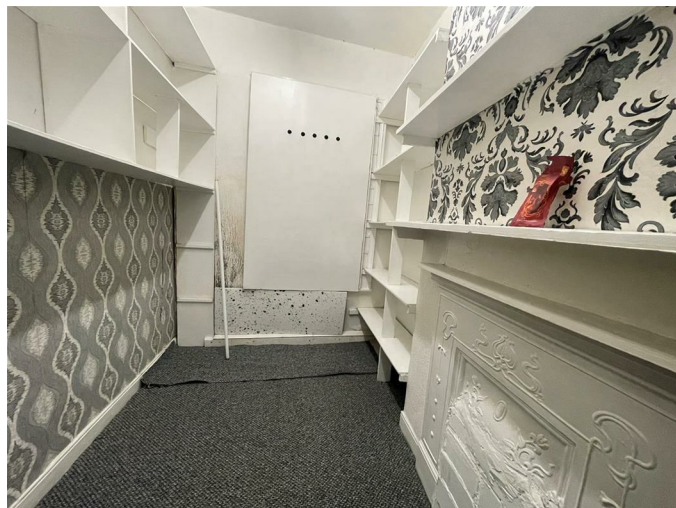
ON THE FIRST FLOOR

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

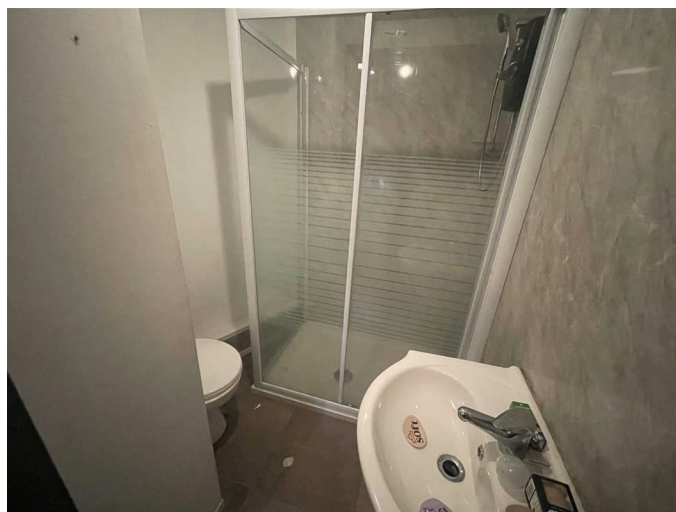


Laminate floor with feature fireplace.

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



SHOWER

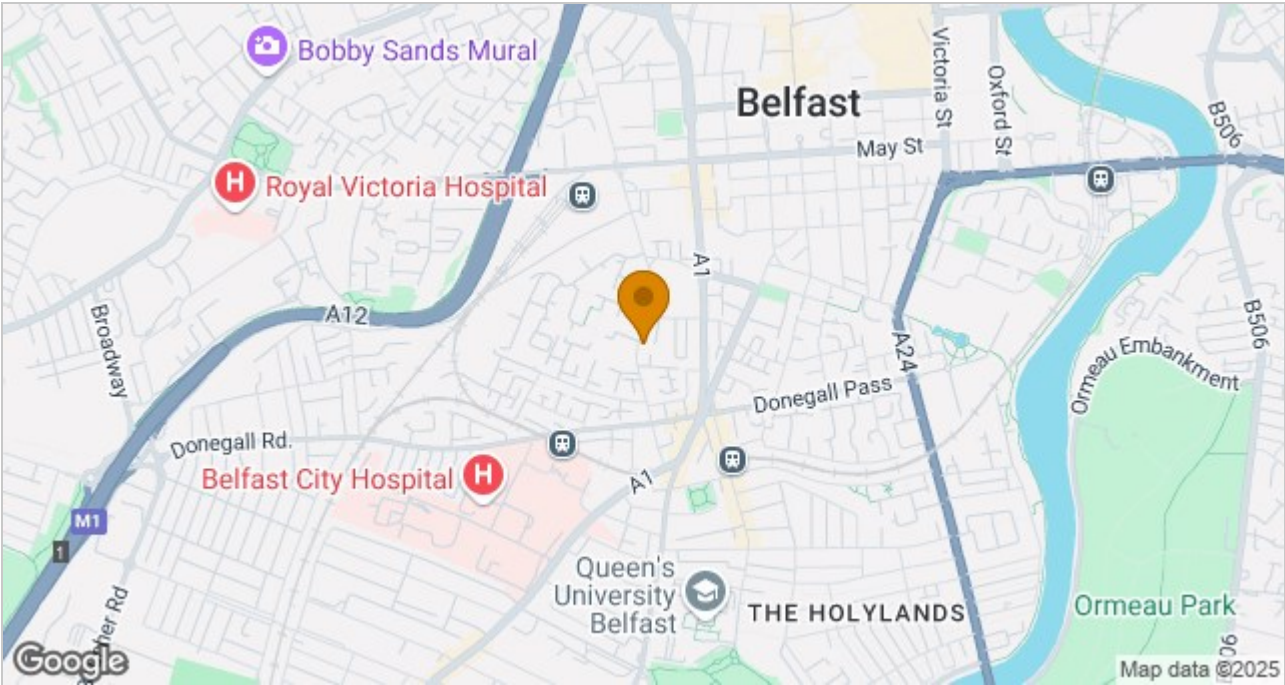


Modern suite comprising electric shower, low flush wc, sink with mixer tap, tiled floor and part pvc cladded walls.

Floor Plan



Area Map



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