

FOR SALE

First and Second Floor Offices plus One Car Park Space
(with residential potential, subject to planning)
222 Upper Newtownards Road, Belfast BT4 3ET



LOCATION

This small upper floor office is situated in an extremely visual location fronting the main arterial road and in close proximity to the North Road junction. It is within a short walk of all the amenities in thriving Ballyhackamore. It is also ideally located on the main Glider bus route, near the city airport and close to Comber Greenway.

DESCRIPTION

This is a small own door office arranged over first and second floors, plus one car park space to the front. It is priced to allow for some modernisation or conversion into residential (subject to planning change of use).

It is currently finished with wooden floors overlaid with carpet, plastered and painted walls and electric heating.

ACCOMMODATION

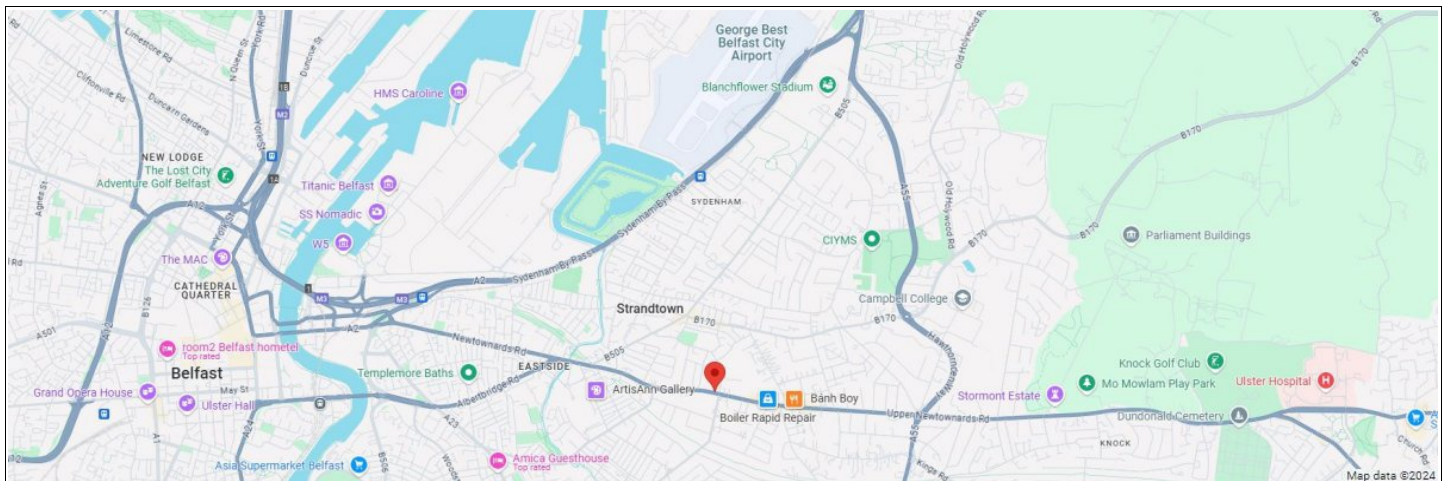
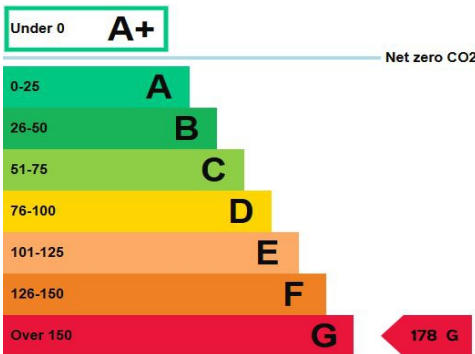
Office Suite c.679 sq.ft. (63.1 sq.m.)
plus Bathroom / WC
Outside One dedicated car park space



Suite 2, 3 Church Street, Newtownards BT23 4AN Telephone +44 (0)28 9131 3830 e-mail: gareth@trcommercial.co.uk

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PRICE	Offer Over £80,000 excl.	
VAT	Prices quoted are exclusive of VAT, which may be chargeable	
RATES	NAV	£4,650
	Rates payable 2024/25 (with 25% SBRR)	£2,091
EPC	G-178	
VIEWING	By appointment with Sole Agent 028 9131 3830	



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