

## 251-253 Shankill Road , Belfast, BT13 1FR

**Offers In The Region Of  
£240,000**

Holding a prime position on one of Belfast's main arterial routes within this bustling section of the Shankill Road, the premises are perfectly positioned for businesses looking to attract high levels of foot fall with excellent passing vehicular traffic. The property comprises a two-story building with sales area to the ground floor and offices to the first floor.

The ground floor sales area is bright and spacious, with large display windows that offer excellent visibility and provide plenty of natural light. The property boasts a spacious, open-plan layout that offers a lot of flexibility for different types of businesses. Upstairs, the first-floor offices offer further development potential comprising 3 offices, kitchen, wash room with separate W.C's.

In addition to the sales area and offices, the property also benefits from a generous plot of land to the rear of the building. This land offers excellent development potential, making it ideal for businesses that require additional space for storage, parking or expansion.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

# 251-253 Shankill Road

, Belfast, BT13 1FR



## Roller Shutter

remote access

## Shop Floor (At Largest Part)

38'5" x 28'8" (11.73m x 8.75)

## W.C

8'4" x 5'2" (2.55m x 1.59m )

wash hand basin, low flush wc.

## First Floor

### Entrance Hall

12'5" x 10'2" (3.79m x 3.1m)

water tank in entrance hall

## Kitchen

14'3" x 10'0" (4.35m x 3.07m )

single drainer sink unit, range of high and low level units

## Office

12'2" x 12'9" (3.73m x 3.89m)

electric radiator

## Office

10'5" x 7'4" (3.18m x 2.24m )

Built in chested drawers

## Office

9'6" x 9'4" (2.91m x 2.86m)

Built in desks.

## W.C

5'4" x 3'3" (1.64m x 1m)

## W.C

5'4" x 3'3" (1.64m x 1m)

## Wash Room

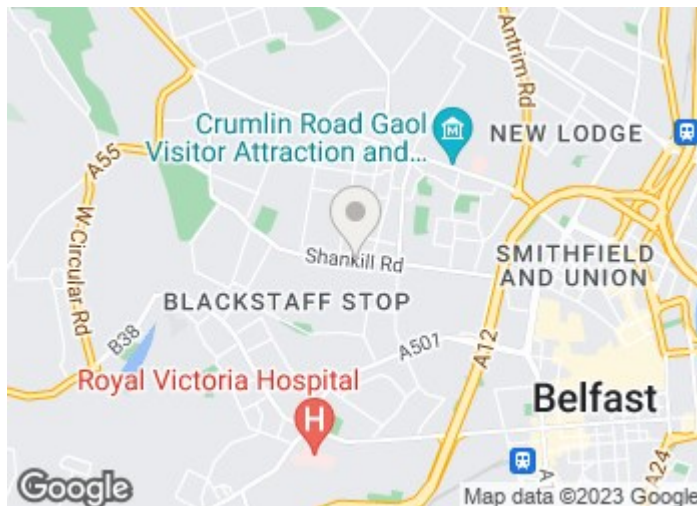
9'6" x 5'6" (2.9m x 1.69m)

wash hand basin

## Second Floor

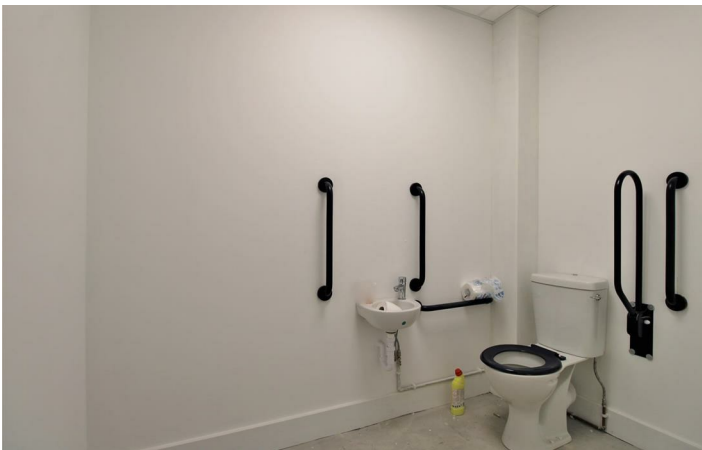
### Storage

22'9" x 19'3" (6.94m x 5.87)



## Directions





# Floor Plan



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.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 92-91% A		Very environmentally friendly - lower CO <sub>2</sub> emissions 92 phm A	
91-81% B		81-91% B	
80-69% C		69-80% C	
55-68% D		55-68% D	
55-54% E		54-54% E	
41-54% F		41-54% F	
1-40% G		1-38% G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
Northern Ireland	EU Directive 2002/91/EC	Northern Ireland	EU Directive 2002/91/EC

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