

FOR SALE

Retail Investment Opportunity
307 Shankill Road, Belfast BT13 1FT



LOCATION

Prominently located on the busy Shankill Road opposite Sugarfield Street. The Shankill Road is located within 2 miles of the city centre and is a busy thoroughfare, with a range of shops and businesses.

The immediate vicinity is supported by good public transport links to the city centre and other hubs in the area. Neighbouring occupiers include JC Barber Shop, SKS Jewellers, Holmes & Moffitt Solicitors, The Wee Cafe and Court Credit Union.

DESCRIPTION

The property comprises a two storey mid terrace commercial building of traditional red brick construction covered by pitched slate roof with a single story return. To the rear is an enclosed yard. Trading as Perfect Fit alterations shop, the tenant's family have been operating successfully from this location since 2012.

ACCOMMODATION

Ground Floor c.337 sq.ft. (31.3 sq.m.)

First Floor No access

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

Templeton Robinson Commercial is the trading name of Templeton Robinson Commercial Ltd. NI686154
Misrepresentation Act 1967: The premises are offered subject to contract, availability and confirmation of details. The particulars do not form any part of a contract and whilst believed to be correct no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied on as statements of fact. Any interested purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The Vendors or Lessors do not make or give TRC or any person in its employment, any authority to make or give any representations or warranty whatsoever in relation to this property. Unless otherwise stated all prices and rentals are exclusive of VAT to which they may be subject.

PRICE Offers around **£57,500 excl.**

TENANCY The property was let on a Three year FRI lease basis from 1st April 2023 at £4,000 per annum excl. The lease is currently overholding.

VAT All prices exclude VAT, which is chargeable on the rent and sale price.

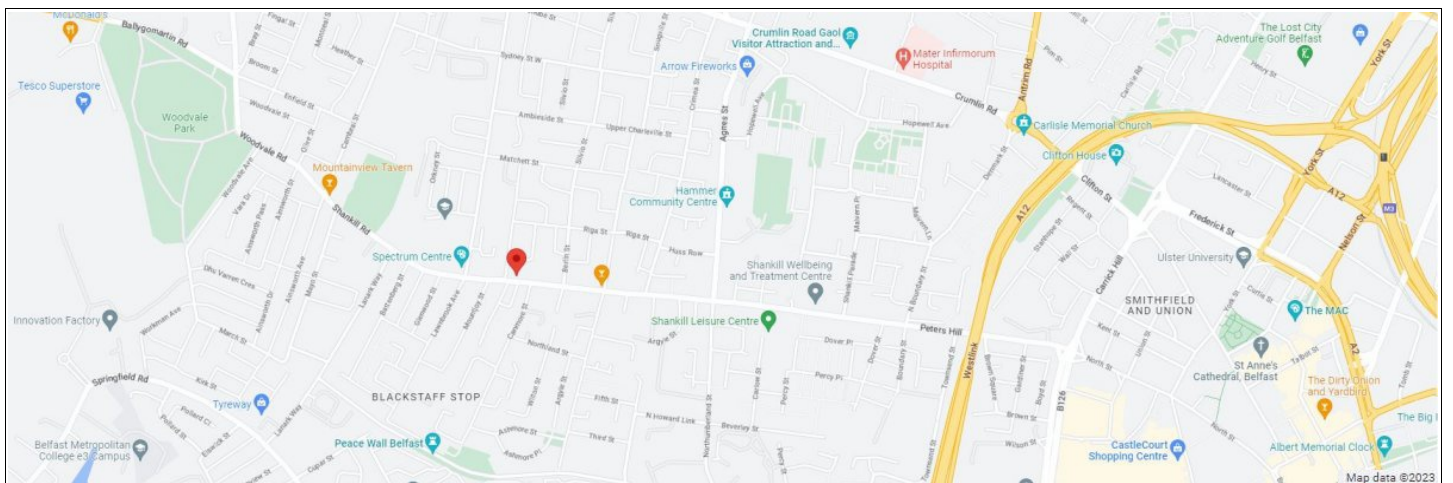
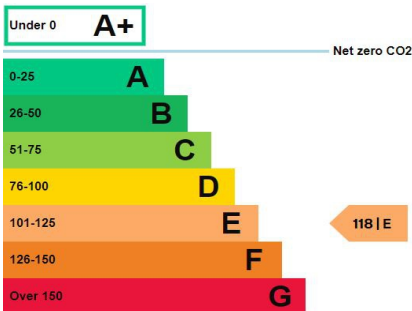
RATES NAV **£4,450**
Rates payable 2023/24 (with SBRR) **£1,910**

EPC E-118

VIEWING By appointment with Sole Agent 028 9131 3830

NOTE Under the terms of the Estate Agents Act 1979, we are required to disclose to prospective purchasers that a Director of Templeton Robinson Commercial is related to the Directors of the Vendor Company.

ANTI-MONEY LAUNDERING In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/lessee will be required to satisfy the vendor/lessor and their agents regarding the source of the funds used to complete the transaction.



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