



## **For Sale** Church Building

75 Shankill Road, Belfast, BT13 1DY

■ ■ ■ ■ ■  
**FRAZER  
KIDD**



# For Sale Church Building

75 Shankill Road, Belfast, BT13 1DY

## Summary

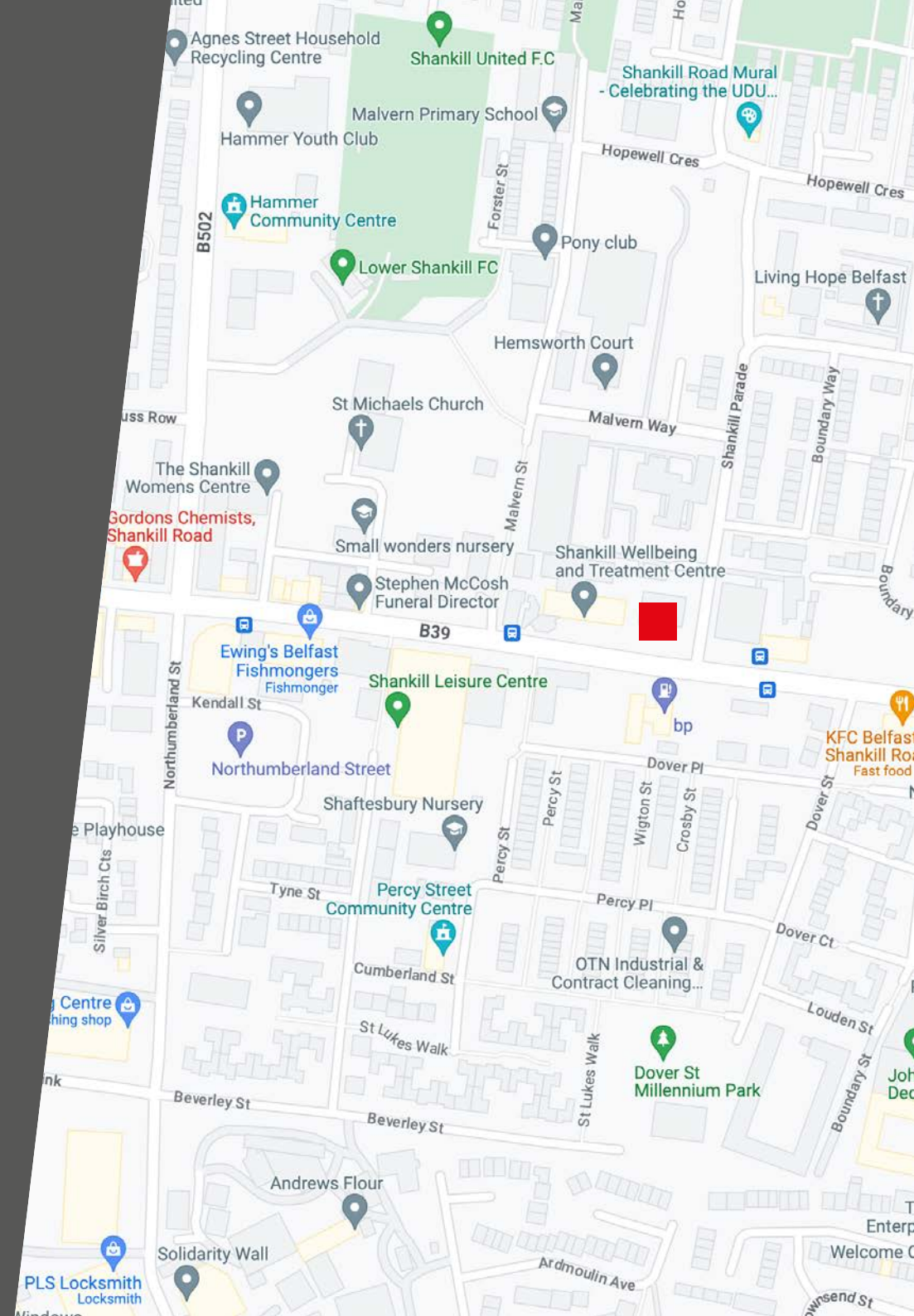
- Church building in excellent condition situated on the Shankill Road.
- Comprises of c. 2,651 sq ft situated on a site of c. 0.10-acres.
- Spacious hall with high ceilings, meeting rooms, kitchen & toilet facilities.
- Suitable for a range of potential uses, subject to planning.

## Location

The property occupies a prominent corner location, fronting onto the Shankill Road and Shankill Parade approximately 0.5 miles West of Belfast City Centre.

The Shankill Road benefits from a large residential catchment and includes a range of local conveniences to include, food outlets, grocery stores, pharmacies, GP surgeries and schools.

Occupiers situated within the immediate vicinity include Clear Pharmacy, Shankill Leisure Centre, Eurospar & PFS, KFC and Cornerstone Medical Centre.



# For Sale Church Building

75 Shankill Road, Belfast, BT13 1DY

## Description

The property comprises a single storey church building with a pitched tiled roof and part flat roof, situated on a self-contained site with boundary metal fencing to the rear of the site. Internally the property is good condition throughout, including a large hall with solid wooden floors, stage, a fitted kitchen which would benefit from modernisation, two large meeting rooms, and male & female toilet facilities. The property is serviced by way of electric heating.

## Accommodation

The approximate Net Internal Areas of the property are as follows:

Description	Sq. Ft	Sq. M
Entrance Hallway	330	246.31
Church Hall	1,530	142.16
Kitchen	209	19.42
WC		
Meeting Room	1,246	22.84
Meeting Room 2	336	31.22
Ladies and Gents Toilets		
<b>Total Approximate NIA</b>	<b>2,651</b>	<b>246.31</b>

The property is situated on a total site area of approximately 0.10 acres.



Not To Scale. For indicative purposes only.





# For Sale Church Building

75 Shankill Road, Belfast, BT13 1DY

## Price

Inviting offers in the region of £150,000.

## Rates

NAV: £9,150

Rate in £ (2023-2024): 0.572221

Rates Payable: £5,235.82 per annum.

\*We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).

## Title

Assumed Freehold / Long Leasehold.

## VAT

All figures quoted are exclusive of VAT, which may be payable.

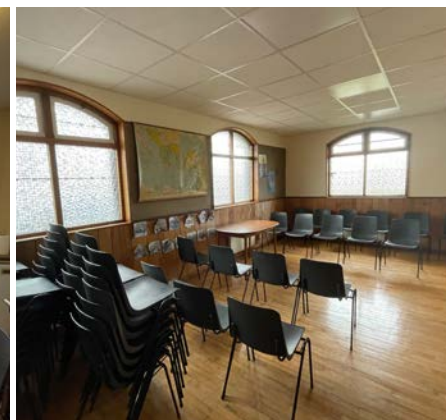
## Viewing

Strictly by appointment with the sole selling agents:

**Frazer Kidd**

028 9023 3111

[mail@frazerkidd.co.uk](mailto:mail@frazerkidd.co.uk)





# FRAZER KIDD

For further information please contact:

**Brian Kidd**

07885 739063

[bkidd@frazerkidd.co.uk](mailto:bkidd@frazerkidd.co.uk)

**Neil Mellon**

07957 388147

[nmellon@frazerkidd.co.uk](mailto:nmellon@frazerkidd.co.uk)

Telfair House, 87/89 Victoria Street, Belfast, BT1 4PB

028 9023 3111

[mail@frazerkidd.co.uk](mailto:mail@frazerkidd.co.uk)

[frazerkidd.co.uk](http://frazerkidd.co.uk)

EPC



**Disclaimer**

Frazer Kidd LLP for themselves and for the vendors of this property whose agents they are, give notice that (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in employment of Frazer Kidd LLP has any authority to make or give representations or warranty whatever in relation to this property.

As a business carrying out estate agency work when we enter into a relationship with a customer, we are required, if applicable, to verify the identity of both vendor and purchaser as outlined in the Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 - <http://www.legislation.gov.uk/ukSI/2017/692/made>. In accordance with legislation, any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Frazer Kidd LLP. The information will be held in accordance with the General Data Protection Regulations (GDPR) and will not be passed on to any other party unless we are required to do so by law.