



For indicative purposes only.

For Sale Ground Floor Retail Premises

292 & 294 Saintfield Road, Belfast, BT8 6PE

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**FRAZER
KIDD**

For Sale Ground Floor Retail Premises

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Summary

- Situated just off the Saintfield Road within a popular neighbourhood retail parade.
- Being sold with vacant possession, formerly occupied by Winemark.
- Comprises a retail premises with double shop frontage extending to 975 Sq Ft.
- Owner occupier or investment opportunity, suitable for a range of uses, STPP.

Location

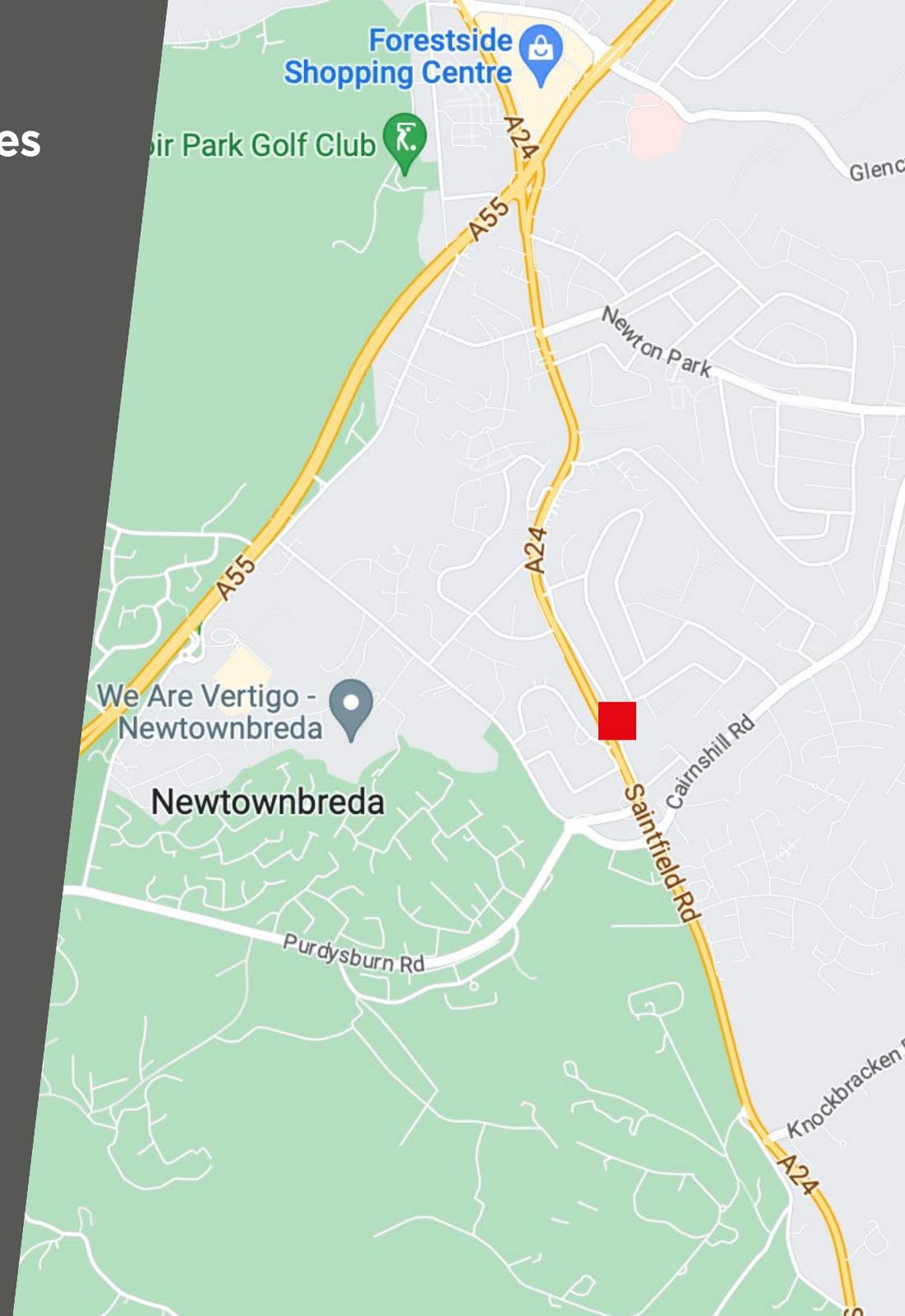
The property is located fronting directly onto the Saintfield Road, as it merges into Beechill Avenue, Belfast. The Saintfield Road runs parallel to the A24, one of Belfast's main arterial routes leading south from Belfast City Centre towards Carryduff, Ballynahinch and Newcastle.

The parade in which the subject is located has the benefit of on-street car parking and the immediate area is surrounded by densely populated housing.

Other occupiers in the parade include BT8 Podiatry, Keenan Recruitment, Belfast Physio, Conroy Financial Planning and Root Cube Barbers.



Not To Scale. For indicative purposes only.



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Description

The property comprises a spacious ground floor retail premises with a prominent double shop frontage. The premises forms part of a two-storey parade of commercial units with upper floor residential accommodation.

The store is fitted-out to the previous tenant's (Winemark) corporate specification including tiled flooring, suspended ceiling with recessed lighting and an aluminium framed shop front with electric roller shutter doors.

Accommodation

We calculate the approximate Net Internal Areas of the property to be as follows:

Floor	Sq. M	Sq. Ft
Sales Area:	87.71	944
Office:	2.84	31
Total approximate Net Internal Area:	90.55	975

Price

Inviting offers in the region of £150,000.

Rates

NAV: £14,900

Rate in £ (2023-2024): 0.572221

Rates Payable: £8,526.09 per annum

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

VAT

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

Title

Assumed Freehold/Long Leasehold.

Viewing

Strictly by appointment with the sole selling agents:

Frazer Kidd

028 9023 3111

mail@frazerkidd.co.uk





For further information please contact:

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