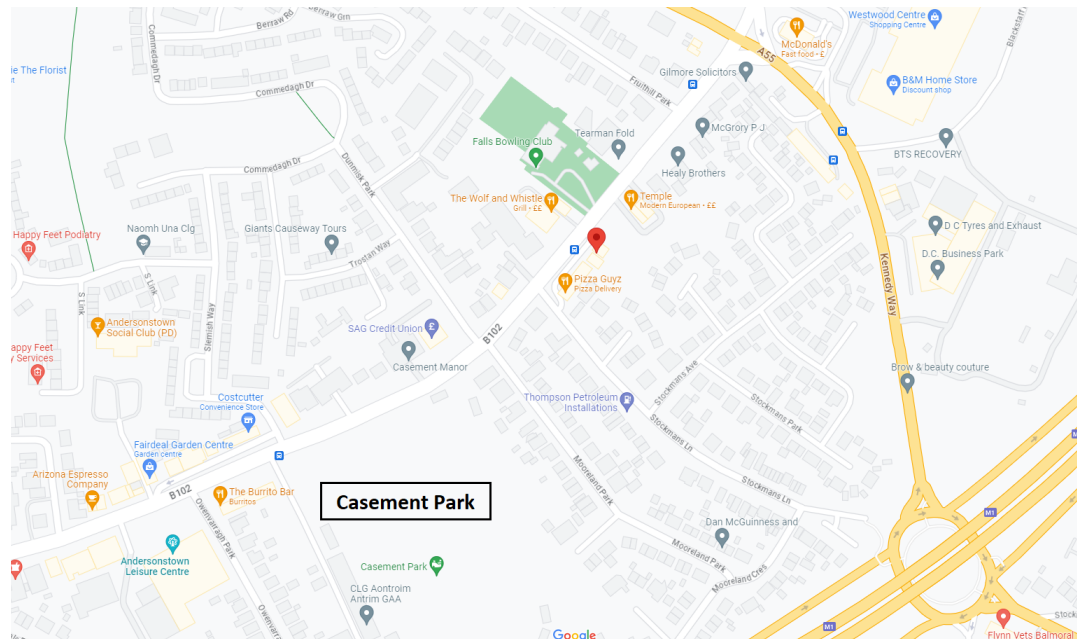




OUTSIDE

Enclosed rear yard and off street public parking area to the front

Opportunity for redevelopment- lapsed planning permission for 3 storey unit (2/2008/1459/F)



Neil Farrell

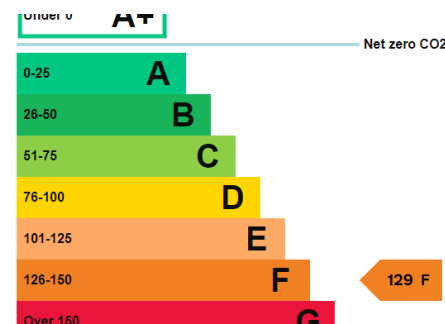
Senior Mortgage and Protection Adviser

Ashwood House Riverside Office Park, Newforge Lane, Belfast, BT9 5NF

T: 02890 662187 m: 07934 799202

E: neil.farrell@mab.org.uk

W: mortgageadvicebureau.com/belfast



The annual rate calculation shows full annual rates for the current rating year (April to March): £***

These particulars are set out as a general guideline only and do not constitute, nor constitute any part of, an offer or contract: (2) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves as to the correctness of each of them: (3) No person in the employment of Pinpoint Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

Pinpoint Offices
Marlborough House, 348 Lisburn Road, Belfast, BT9
6GH 188 Cavehill Road, Belfast BT15 5EX

Contact Pinpoint
028 9068 2777
sales@pinpointproperty.com
pinpointproperty.com



Offers Over:
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**66-68 Andersonstown Road
Andersonstown
Belfast
BT11 9AN**

028 9068 2777

sales@pinpointproperty.com

www.pinpointproperty.com

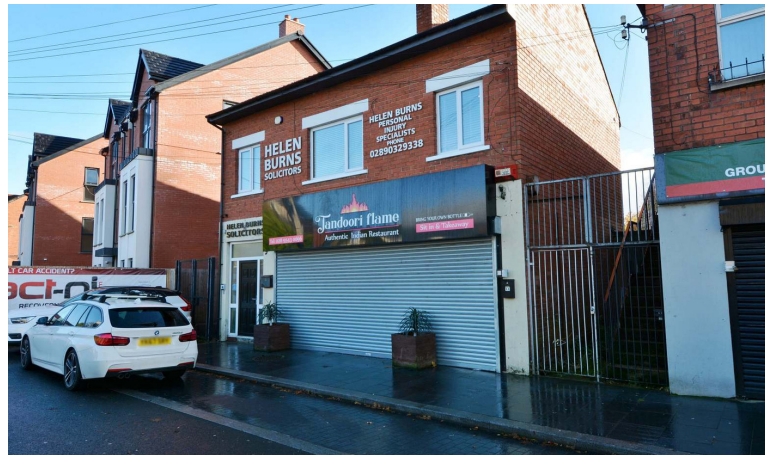
- Detached commercial unit with separate ground and first floors
- Good frontage onto busy road with commercial and residential passing traffic
- Basics in place for hot food takeaway on ground floor
- Established and highly regarded solicitor on first floor
- Close proximity to industrial estate, public transport and arterial roads
- Enclosed rear yard and off street public parking area to the front
- Suggested combined rental income £20,000 per annum
- Potential for redevelopment opportunity

About The Property:

A well positioned commercial unit situated on the bustling Andersonstown Road, a very popular and busy area of West Belfast.

Formerly fitted out on the ground floor as a hot food restaurant the unit is sectioned into a front of house area, rear kitchen with prep area, pantry and two WCs. With the basics already in place, the unit will need a further shop fit and installation of catering equipment, upon which, trade can commence. The first floor comprises three offices, kitchen and WC and is currently let month to month to an established and highly regarded solicitor who has expressed interest in remaining.

Located in a high density residential area, the unit offers good frontage onto the bustling Andersonstown Road and the busy industrial estate at Kennedy Way is just minutes away. The unit also benefits from off street parking and City Centre bus stops on its doorstep and there is potential for spin off trade from neighbouring businesses. Furthermore, the area has recently had another boost with confirmation of games at UEFA Euro 2028 to be held in the soon to be redeveloped Casement Park.



ENTRANCE

Glazed door to:

RESTAURANT AREA

7.19m (23'7) x 6.02m (19'9)

Ceramic tiled floor, spotlights, Vokera gas boiler, door to rear

WC1

Low flush suite

WC2

Low flush suite

PANTRY

1.78m (5'10) x .84m (2'9)

KITCHEN

3.23m (10'7) x 2.72m (8'11)

PREP AREA

3.23m (10'7) x 2.08m (6'10)



SEPARATE ENTRANCE

uPVC front door to reception hall with wood effect flooring, storage cupboard understairs, fire escape door to rear, stair case with chair lift to

FIRST FLOOR LANDING

WC

Low flush suite

OFFICE 1

5.41m (17'9) L-shaped, at widest points. x 3.33m (10'11)

OFFICE 2

4.45m (14'7) x 2.67m (8'9)

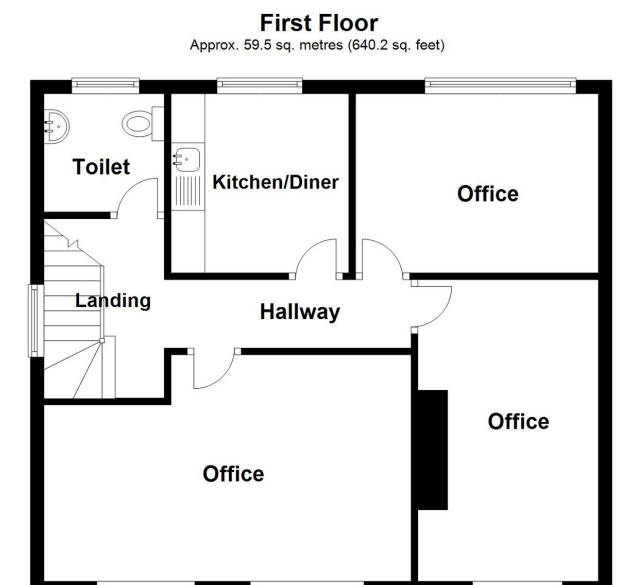
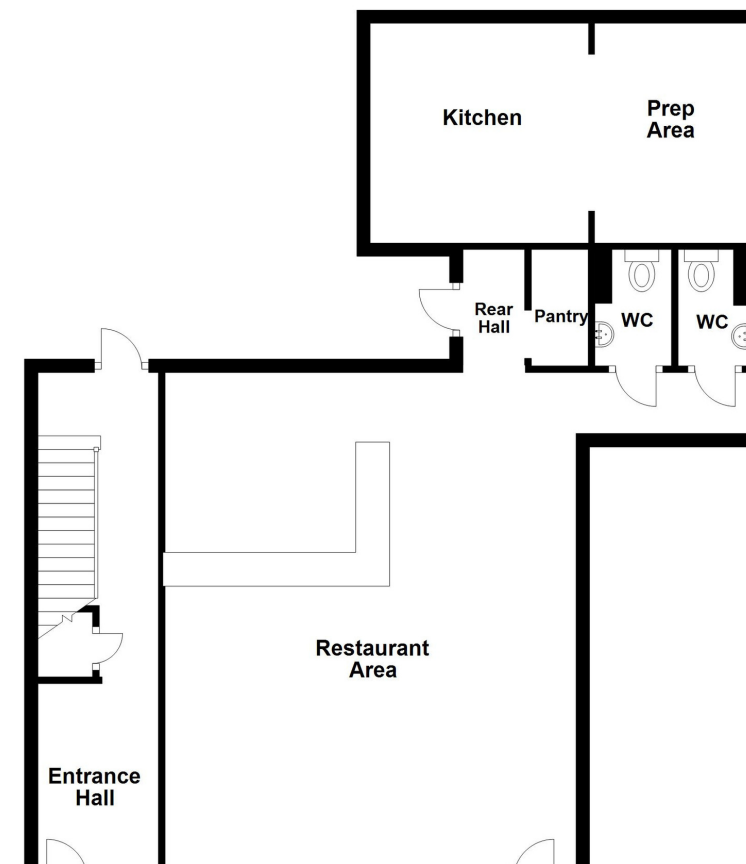
OFFICE 3

3.66m (12') x 2.74m (9')

KITCHEN

2.82m (9'3) x 2.77m (9'1)

Low level units, work surfaces, stainless steel sink unit, Worcester gas boiler



First Floor
Approx. 59.5 sq. metres (640.2 sq. feet)