



Unit 2 Weavershill Square , Belfast, BT14 8QU

Offers Over £99,950

Fabulous Opportunity To Purchase An Immaculately Presented Commercial Premises.

We are pleased to offer for sale Unit 2 Weavershill Square holding a prime position in this bustling Ligoneil location. The internal layout comprises a bright reception space, 4 treatment rooms, wc, storage and kitchen area. The property further benefits from a roller shutter door, recessed lighting, gas central heating and quality flooring and decoration throughout. Currently generating approx £ 9,600 per annum gross rental income with approx 1 year remaining on the current lease this is an excellent opportunity for a variety of buyers-Early viewing is highly recommended.

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

Unit 2 Weavershill Square

, Belfast, BT14 8QU



- Immaculately Presented Commercial Premises
- Bright Reception Space
- Gas Heating
- Bustling Ligoniel Location
- 4 Treatment Rooms
- Generating Approx £ 9,600 Per Annum
- Spacious Ground Floor Unit
- Wc/Storage/ Kitchen Area
- Early Enquiries Reommended

Reception Area

14'7" x 9'2" (4.45 x 2.81)

Roller shutter door, part 1/2 panelled walls, pvc ceiling, recessed lighting, double panelled radiator.

Treatment Room

9'10" x 10'1" (3.01 x 3.08)

Wash hand basin, high output radiator.

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Wash hand basin, high output radiator.

Treatment Room

9'5" x 7'7" (2.88 x 2.32)

Wash hand basin, recessed lighting.

Treatment Room

10'3" x 9'8" (3.13 x 2.95)

Recessed lighting, panelled radiator, built-in cupboard, concealed gas boiler.

WC

Modern white suite comprising low flush wc, wash hand basin, extractor, recessed lighting, chrome radiator.

Kitchen

19'9" x 5'0" at widest (6.04 x 1.53 at widest)

Single drainer stainless steel sink unit, range of high and low level units, formica worktop, fridge freezer space, partly tiled walls, recessed lighting.

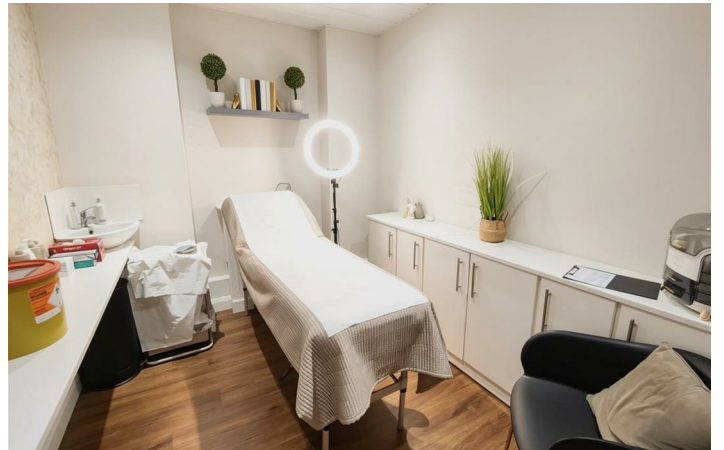
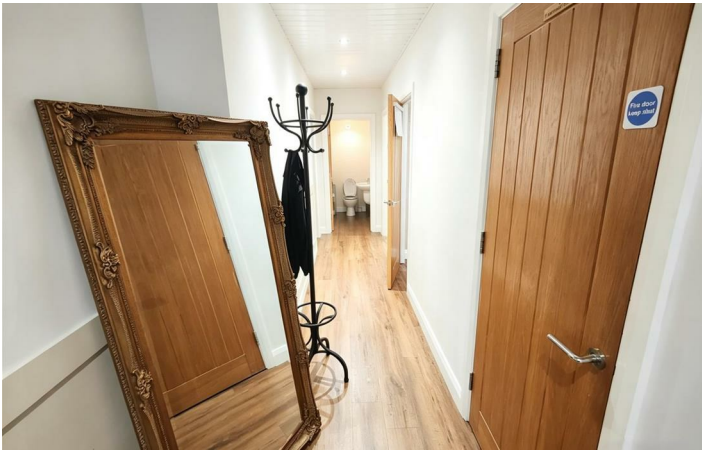
Open Plan To Storage:

Double panelled radiator.

Currently Rented at £ 800 pcm, Approx £ 9,600 per annum. Approx 1 year remaining on lease. Rates Approx £2,081



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.



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