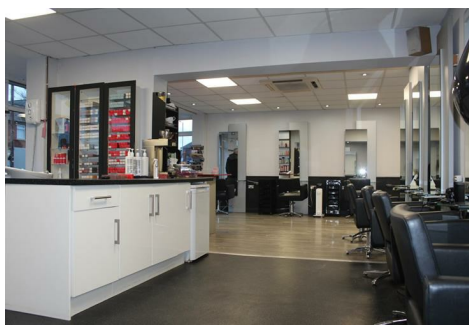




HMK Property
8 Grand Parade
Belfast
Tel: 02890397712
Web: www.hmkoroberty.com



4-6 Grand Parade, Belfast, BT5 5HH

Offers in the region of £220,000

HMK Property is delighted to introduce to the sales market No.4 -6 Grand Parade, Belfast. Due to downsizing these very visual & well appointed large commercial premises have come onto the market. Currently trading as a high-end hairdressing salon offering a 12 station unit. The property could be used for various other purposes subject to any change of use if required. Should a purchaser require it for salon use the sale of contents could be negotiated. The premises are double glazed and has an air conditioning unit with a heating facility plus a portable air conditioner. There are toilet facilities and a staff area along with a shared rear enclosed area with fire exit connecting to exterior bins area. Grand Parade is a very busy and sought after location with a variety of traders in the area. Including HMK property /Boston Chinese / Wine Mark & various other businesses. Should the property be acquired by an investor current rent would be approximately £18000 per annum for the 2 units being numbers 4 and 6 Grand Parade which could be reinstated as Separate Units if required with relevant planning approval. There is ample on street parking in the area. To arrange a viewing, please contact HMK Property on 02890397712 (EPC PENDING)

SALON AREA

A substantial, open plan salon, currently operating as a 12 chair hair salon with large uPVC double glazed picture windows allowing natural light to flood in, non-slip flooring throughout and designated reception area with ample storage throughout.

STAFF KITCHEN AREA

A small, functional staff area with kitchen facilities with non-slip flooring, uPVC wall panelling

TOILET

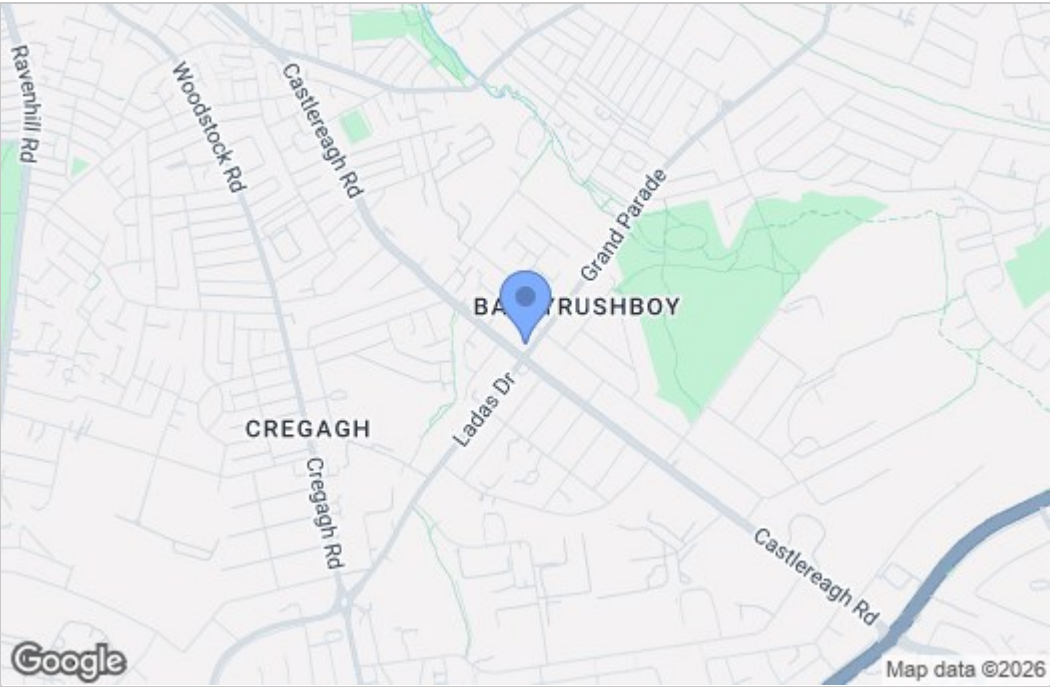
Ground floor w/c with sink, and small vanity unit, extractor fan and lighting

COMMUNAL AREA

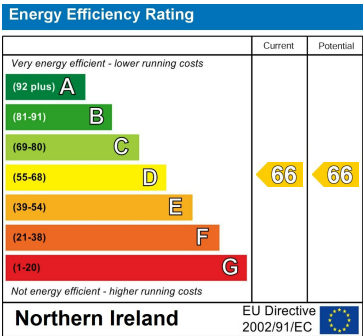
A communal storage area to the rear of the property, currently plumbed for washer/dryer with direct access to bins area.

Floor Plan

Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

