McConnell () JLL Alliance Partner







Ground Floor Retail Unit c. 460 sq ft

204 Kingsway **Dunmurry Belfast BT17 9AD**

- Former retail/café
- Busy location with customer car parking bay outside providing off-street parking
- Suitable for a wide variety of uses, subject to the necessary planning consents

Montgomery House, 29-31 Montgomery Street, Belfast, BT1 4NX T: 028 90 205 900 E: info@mcconnellproperty.com Located between Belfast and Lisburn, Dunmurry is a continuation of the Lisburn Road. Neighbouring retailers include Spar, Wineflair and Boyle Sports.

DESCRIPTION

Former retail/café with glazed aluminium shop front and roller shutter door. The retail area has been fitted with worktops, stainless steel sink unit and heated display unit. The unit also benefits from a suspended ceiling with recessed light grills, wall mounted convection heater, kitchen and WC located to the rear.

There is also a yard situated to the rear with a dedicated parking space per shop unit.

There is a customer car parking bay outside the front of the unit providing off-street parking.

LEASE DETAILS

Rent: £6,000 p.a.

Term: Effectively a new full repairing and insuring lease for a term by agreement.

MANAGEMENT

Tenant is responsible for the landlord's agent's management costs based on 6% of the annual rent, plus VAT.

McConnell

Alliance

VAT

The property is not VAT elected.

RATES

204 Kingsway, Dunmurry, Belfast:

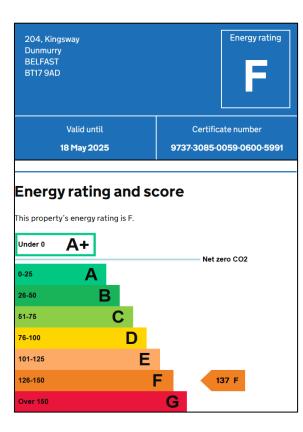
NAV:	£3,500.00
Rate in £ for 2025/26:	0.626592
Rates payable (approx.):	£2,193.07

(Note: prospective tenants are advised to make their own enquiries in relation to Rates).

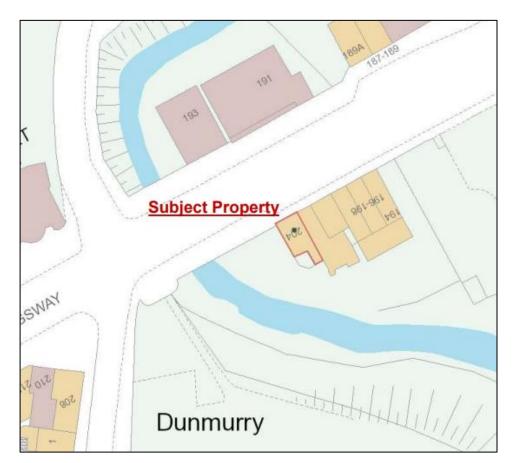
EPC

The property has an energy rating of 137F.

Full Certificates can be made available upon request.



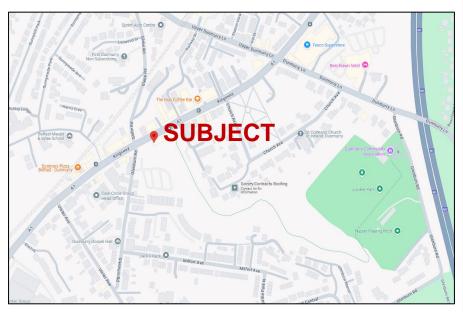
SITE MAP



T: 028 90 205 900 E: info@mcconnellproperty.com

McConnell () JLL Alliance Partner

LOCATION



VIEWING

For further information or to arrange a viewing, please contact:



Contact:	Frazer Hood / Aoibhin McDonnell	
Tel:	07753 817 003 / 07442 232 006	
Email:	frazer.hood@mcconnellproperty.com/	
	aoibhin.mcdonnell@mcconnellproperty.com	

Customer Due Diligence

As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - http://www.legislation.gov.uk/uksi/2017/692/made

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 McConnell Property. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

Disclaimer: McConnell Property Limited and its subsidiaries and their joint agents if any for themselves and for the seller or landlord of the property whose agents they are give notice that: (i) These particulars are given and any statement about the property is made without responsibility on the part of McConnell Property Limited or the seller or landlord and do not constitute the whole or any part of an offer or contract. (ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any sion, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any entations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property. (iii) No employee of McConnell Property has any authority to make or station or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all. (iv) Price or rent may be sub ect to VAT r or tenant must satisfy themselves concerning the correct VAT position. (v) Except in respect of death or personal injury caused by the negligence of McConnell Property Limited or its employees or agents, McConnell Property Limited will not be negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by McConnell Property Limited. (vi) In the case of new nt or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and McConnell Property Limited shall have no liability whatsoever concerning any variation or discrepancy in connection with such matter