



Instinctive
Excellence
in Property.

For Sale/To Let

Two Storey Retail / Hot Food Unit
c. 907 sq ft (84 sq m)

184 Kingsway
Dunmurry
BT17 9AD

RETAIL / HOT FOOD

HOT FOOD CONSENT



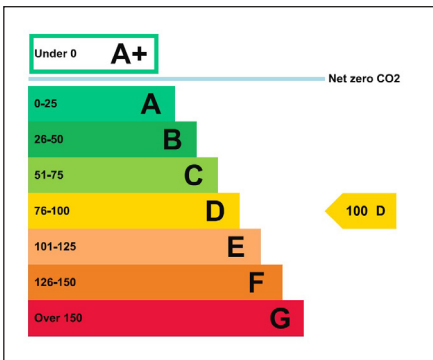
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EPC



Location

Dunmurry is situated between Lisburn and Belfast, comprising a mix of high residential and commercial occupiers. Dunmurry benefits from excellent public transportation via the A55 outer ring linking to motorway networks. The property comprises a prime location on Kingsway benefitting from a high level of vehicular and pedestrian footfall. Neighbouring occupiers include: - Kings Way Pharmacy, Mac Autoparts and a number of eateries.

Description

The property comprises a traditionally constructed two storey mid terrace commercial building. The premises has hot food consent and has recently undergone refurbishment to accommodate a variety of uses, subject to planning permission. The ground floor features an open plan office or retail space with WC facilities to the rear. The first floor includes kitchen facilities and additional space suitable for office or storage use. A dedicated parking space is also available at the rear of the property.

Accommodation

The property has been measured in accordance with the RICS code of Measuring Practice, Sixth Edition. All areas being approximate:

Description	Sq Ft	Sq M
Ground Floor	582	54.1
First Floor	325	30.2
Total	907	84.3

Lease Details

Term: Negotiable
Rental: £12,500 per annum
Lease: Full repairing and insuring basis

Sale Details

We have been instructed to seek offers in the region of £125,000.

Rates

We have been advised by the Land and Property Services of the following rating information:

Net Annual Value: £5,250
Rate in the £ for 2024/2025: £0.599362
Estimated rates payable: £3,146.65

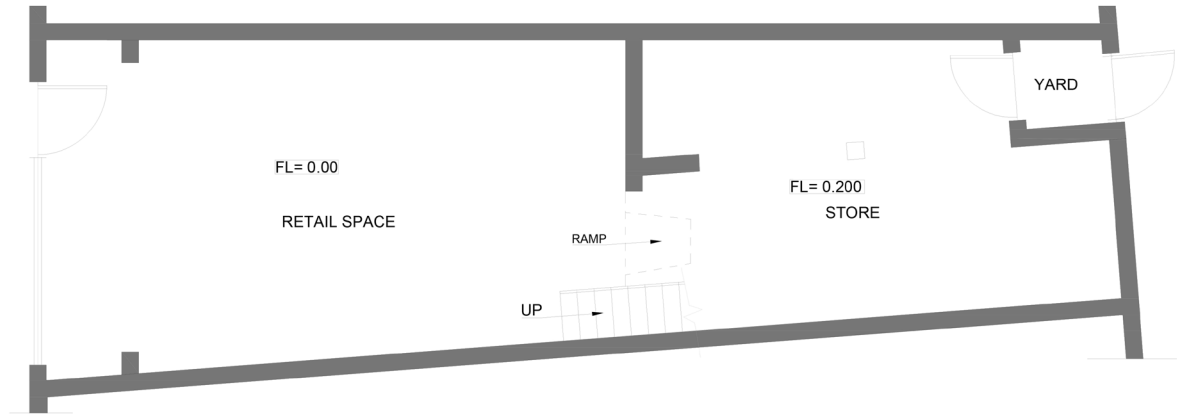


VAT

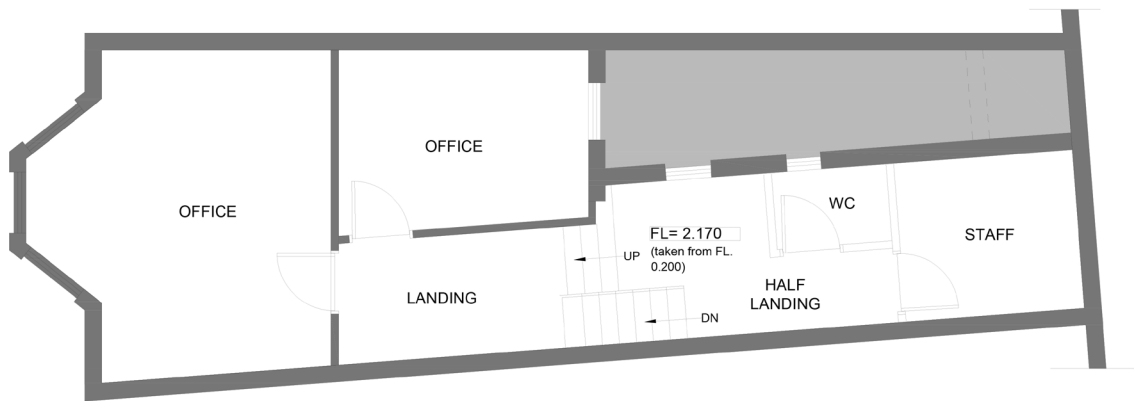
The property is not registered for VAT.

Anti-Money Laundering

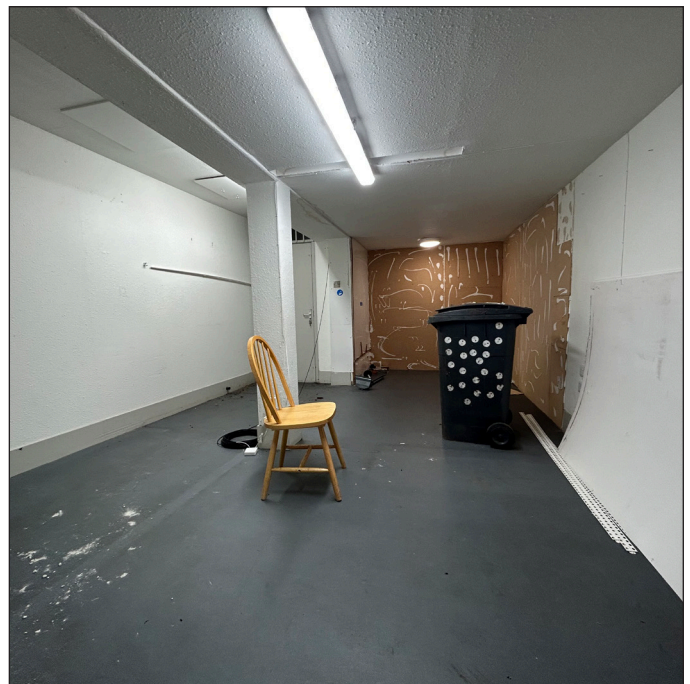
In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/lessee will be required to satisfy the vendor/lessor and their agents regarding the source of the funds used to complete the transaction.



Existing Ground Floor Plan
Scale: 1:50

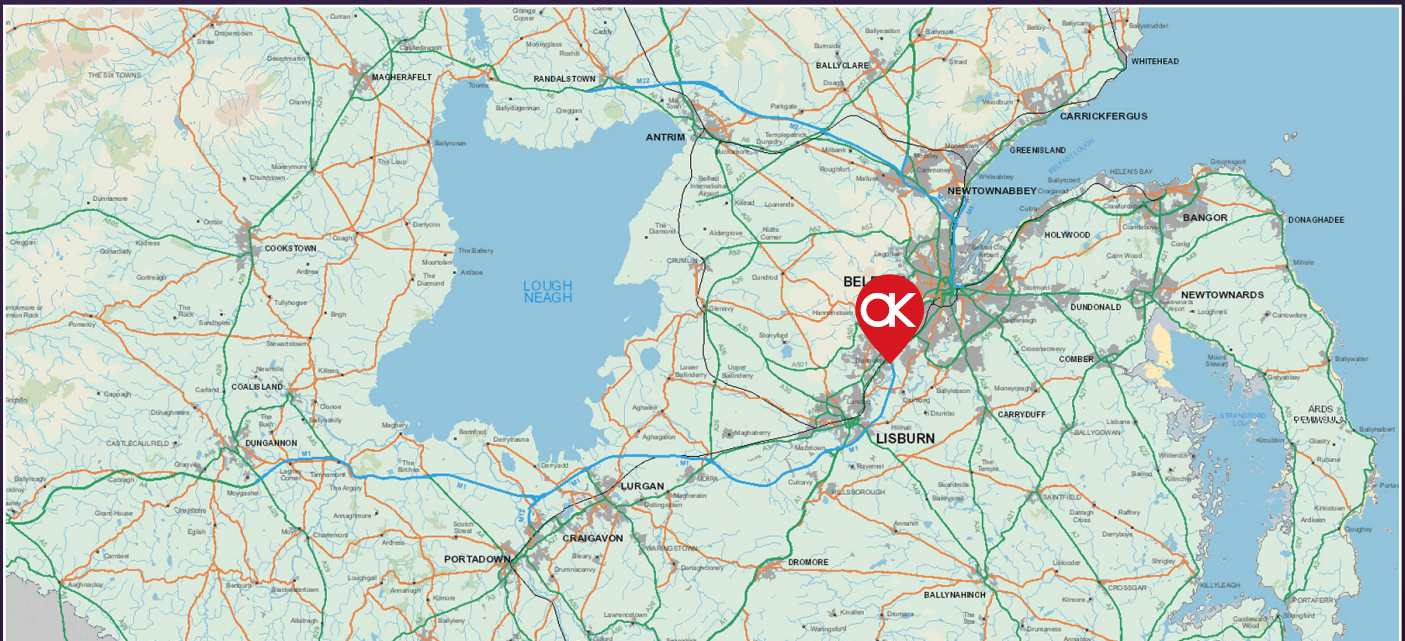


Existing First Floor Plan
Scale: 1:50





FOR IDENTIFICATION PURPOSES ONLY



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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/uk/si/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 Osborne King. 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.

MISREPRESENTATION ACT 1967

The premises are offered subject to contract, availability and confirmation of details. The particulars do not form part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied upon as statements of fact any attending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The vendors or lessors do not make or give Osborne King and Megran Limited or any person in its employment, any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. These particulars are issued on the understanding that all negotiations are conducted through this company, Osborne King & Megran Limited. Registered in Northern Ireland No. 27969. Registered Office: 3rd Floor, Imperial House, 4-10 Donegall Square East, Belfast, BT1 5HD. Any maps / Plans based on the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office Crown Copyright Reserved Licence No. CS 369. This plan is for convenience only. Its accuracy is not guaranteed and shall not be deemed to form part of any contract.