



**TO LET**



## 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

## LOCATION

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.

## VAT

The property is not VAT elected.

## RATES

### 204 Kingsway, Dunmurry, Belfast:

NAV: £3,500.00

Rate in £ for 2025/26: 0.626592

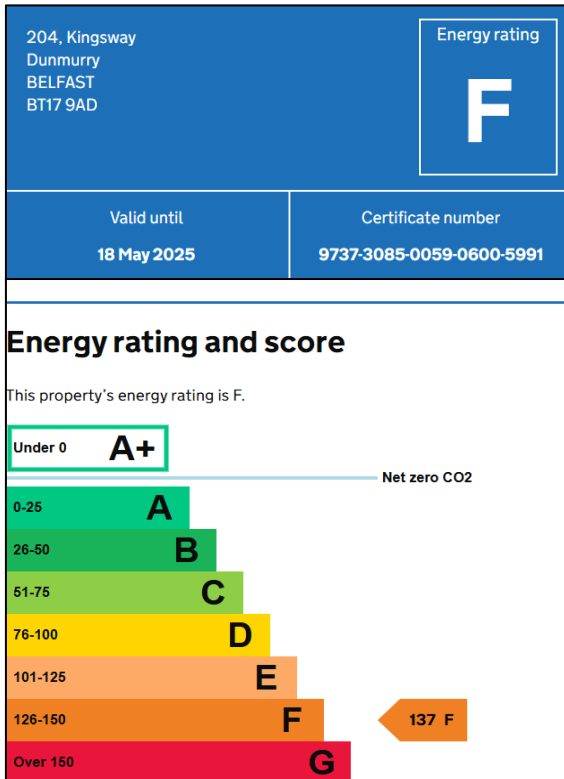
Rates payable (approx.): £2,193.07

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

## EPC

The property has an energy rating of 137F.

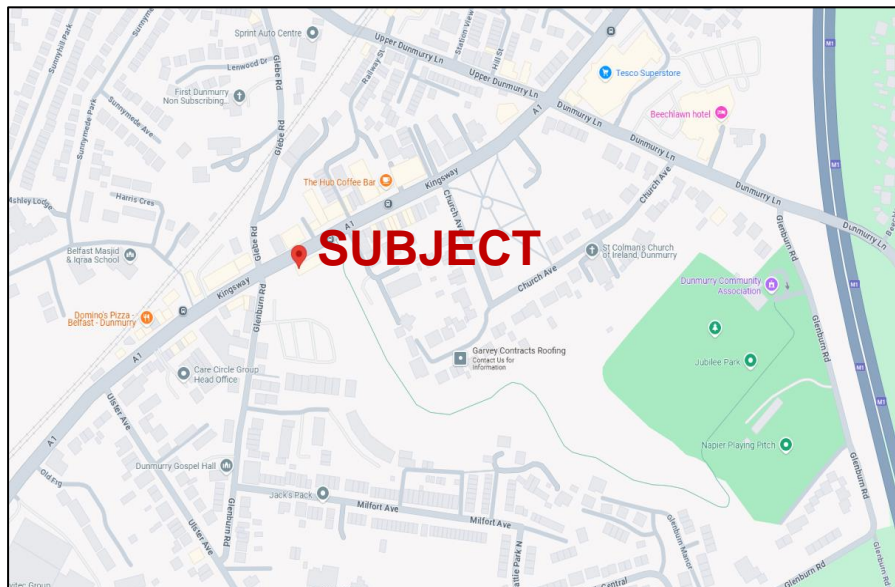
Full Certificates can be made available upon request.



## SITE MAP



## 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](mailto:frazer.hood@mcconnellproperty.com) / [aoibhin.mcdonnell@mcconnellproperty.com](mailto: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/ukxi/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.