



McCONNELL

CHARTERED SURVEYORS & PROPERTY CONSULTANTS

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RETAIL



TO LET

Excellent Retail Unit
c. 706 sq ft (66 sq m)

Unit 5, 32 Kennedy Way,
Belfast,
BT11 9AP



- * Modern Retail Unit of c. 706 ft (66 ft²)
- * Holding prominent / convenient position on Kennedy Way adjacent to the Kennedy Centre in West Belfast.
- * Benefitting from high volumes of passing vehicular traffic in both directions



The Independent
Commercial Property
Consultants Network

MONTGOMERY HOUSE,
29-31 MONTGOMERY STREET, BELFAST BT1 4NX

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LOCATION / DESCRIPTION

Excellent retail unit sub-divided internally to comprise a sales area, kitchenette, store and modern WC accommodation extending to c. 706 ft² (66 m²)

The unit benefits from an electric roller shutter door, aluminium shop front, fluorescent lighting, air conditioning, fire alarm system, intruder alarm system, plastered / painted walls and linoleum floor covering.

Holding a highly convenient and prominent position on Kennedy Way adjacent to the Kennedy Centre and in close proximity to the M1 motorway.

The property may be suitable for a variety of other uses subject to the necessary planning consents being obtained.

ACCOMMODATION

	SQ FT	SQ M
Retail	647	60
Kitchenette	26	3
Store	33	3
WC	—	—
TOTAL	706	66

RENT

£13,000 per annum (+VAT)

SERVICE CHARGE

Tenant responsible for a proportionate part of the expenses in relation to maintenance and upkeep of the common areas & car park. Currently estimated to be c. £450 per annum.

MANAGEMENT

Tenant to pay landlord's agent's management costs based on the 6% + VAT of the annual rent.

VAT

All outgoings, prices and rentals quoted are exclusive of however may be liable to Value Added Tax.



REPAIRS

Full Repairing & Insuring Equivalent Lease

INSURANCE

Tenant responsible for payment of landlord's buildings insurance premium currently estimate to be £433 per annum.

NET ANNUAL VALUE

We have been advised by Land and Property Services that the NAV is £10,300.

(Non-domestic rate in the £ for 2020/21 - £0.538166).

The property may be eligible for small business rates relief of 20%.

Rates payable 2020/21 are therefore estimated to be c. £4,434

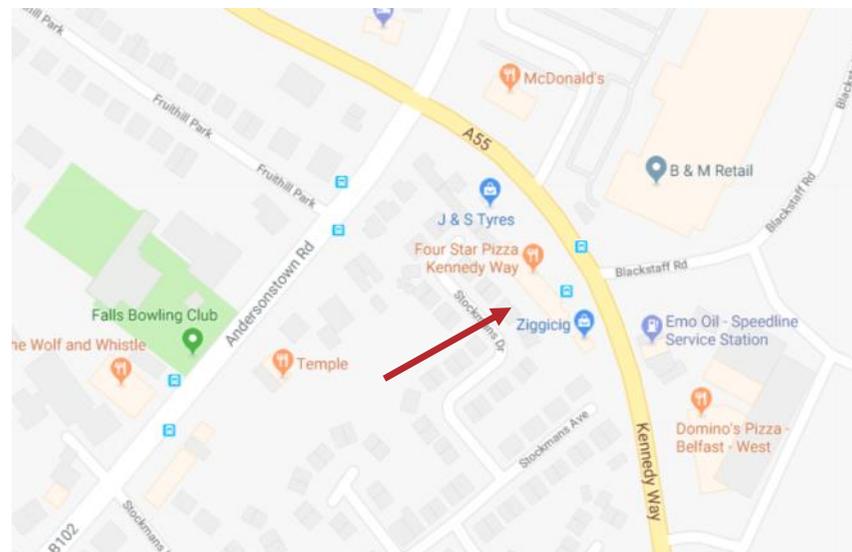
NI Covid-19 Rates Support Package: This unit may not be subject to commercial rates until 1st April 2021, as per the measures announced by the NI Executive.

Interested parties are advised to make their own enquiries in relation to rates.

EPC



LOCATION MAP



VIEWING

Viewing is strictly by appointment through McConnell Chartered Surveyors.

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