

FOR SALE/TO LET

RETAIL



High Profile Retail Accommodation
from c. 1,023 sq. ft. – 3,040 sq. ft.

145 – 153 KINGSWAY, DUNMURRY

- Located within a prominent mixed use development
- Suitable for a wide variety of uses, subject to planning
- Highly accessible location
- Immediate availability

Contact: Lloyd Hannigan 028 9050 1501
lhannigan@lisney-belfast.com

www.lisney.com

29-33 Montgomery Street, Belfast BT1 4NX.

Lisney

Location

Dunmurry is an urban town land located on the southern suburbs of Belfast, approximately 5 miles from the City Centre and 3.5 miles north of Lisburn. The subject is located on Kingsway, one of the primary arterial routes into south Belfast which benefits from a significant volume of vehicular traffic and passing trade. Dunmurry benefits from ease of access to the M1 and the wider motorway network. The immediate area comprises a mix of retail, hot food, industrial, commercial, leisure and residential uses. The area has seen a number of high density housing estates developed in recent years such as Redwoods. Neighbouring occupiers include Progressive Building Society, Subway and Kingsway Pharmacy.

Description

The subject property comprises part ground floor of a three storey, modern mixed use development comprising ground floor retail/showroom accommodation with residential apartments above. The scheme benefits from undercroft residents car parking with roadside public parking available to the front of the scheme. Units 2 & 3 have been amalgamated to provide a double unit with an extensive frontage onto Kingsway. Internally the property has a largely open plan configuration. Unit 4 was previously occupied as a butcher and has been subdivided internally to provide a sales area with a food preparation area to the rear.

Accommodation

Retail Unit 2 & 3 – 187.38m²/2,017 sq. ft.

Retail Unit 4 – 95.03m²/1,023 sq. ft.

Total Net Internal Area 282.41m²/3,039 sq. ft.

Rent

Retail unit 2 & 3 £20,000 per annum excl.

Retail unit 4 £10,000 per annum excl

Term

Subject to negotiation.

The space will be offered on effectively Full Repairing and Insuring terms via recovery of a service charge.

Service Charge

A service charge will be levied to cover an appropriate proportion of the cost of external repairs and maintenance and upkeep of common areas.

Current Service Charge Estimate

Unit 2 & 3 - £666 per annum plus VAT

Unit 4 - £339 per annum plus VAT

Asking Price

The landlord may consider a sale. For further details please contact the agent.

Rates

Units 2 & 3 Net Annual Value - £18,700

Rates Payable 2014/15 rate year - £10,150.36

Unit 4 Net Annual Value - £6,950

Rates Payable 2014/15 rate year - £3,017.97

Title

We understand that the properties are held under a mix of long leasehold and freehold titles

Energy Performance Certificate (EPC)

Unit 2 & 3 has an energy rating of C66.

Unit 4 has an energy rating of C57.

Full certificates can be made available upon request.

VAT All prices and outgoings are exclusive to but may be liable to V.A.T.

