

M

EMPOWERED

WELLNESS | MINDSET

@EMPOWERED_BELFAST

204

RAIN

To Let

Retail Unit

460 sq.ft

All Enquiries
02890 205 800
mcconnellproperty.com

McConnell J.L.

END for gift

P

11am - 5pm
8.00 am - 8 pm
7 am
No display
offices 1 hour

22

204 Kingsway, Dunmurry, Belfast, BT17 9AD

To Let | 460 sq ft

Excellent Former Retail Unit

028 9020 5900
mcconnellproperty.com



**204 Kingsway, Dunmurry, Belfast,
BT17 9AD**

Summary

- Rent: £7,000 per annum
- Business rates: £2,276.02 per annum
- VAT: Not applicable
- EPC: F (141)
- Lease: Temporary

Further information

- [View details on our website](#)

Contact & Viewings

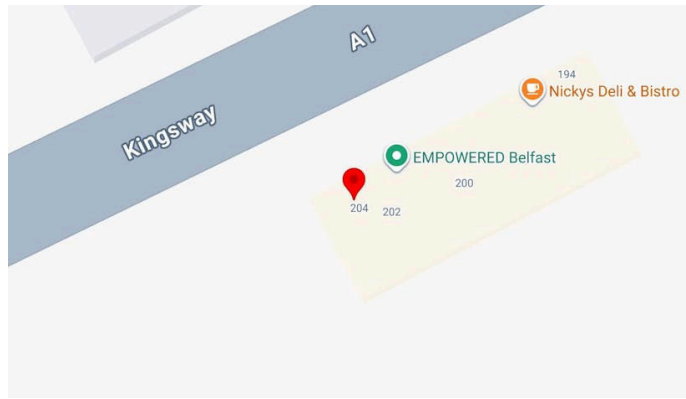


Ross Molloy
07443 085690
ross.molloy@mcconnellproperty.com



Aoibhin McDonnell
07442 232006
aoibhin.mcdonnell@mcconnellproper

028 9020 5900
mcconnellproperty.com



Location

Situated between Belfast and Lisburn, Dunmurry is a well-established and busy suburban location that benefits from strong levels of passing traffic and excellent connectivity. The area forms a natural extension of the popular Lisburn Road corridor, one of Belfast's principal retail and commercial routes.

Dunmurry serves a large residential catchment and offers a mix of local and national retailers, creating a vibrant and convenient shopping environment. Nearby occupiers include Spar, Wineflair and BoyleSports, alongside a range of independent businesses and community services that contribute to consistent footfall throughout the day.

The location also benefits from excellent public transport links, with regular bus and rail services providing easy access to Belfast city centre, Lisburn and the surrounding areas.

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. AML: We are required to obtain evidence of the identity and proof of address of potential purchasers as part of mandatory anti-money laundering checks. If this can either be included in a fixed location or added as one of the options that we can toggle on/off that would be fantastic.



Description

Former retail unit with glazed aluminium shop front and roller shutter door. The retail area has been fitted with worktops and a stainless steel sink unit. The unit also benefits from a suspended ceiling with recessed light grills, 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.

Accommodation

Name	sq ft	sq m	Availability
Ground	460	42.74	Available
Total	460	42.74	