



# MCCONNELL

CHARTERED SURVEYORS & PROPERTY CONSULTANTS

## 028 90 205 900

[www.mcconnellproperty.com](http://www.mcconnellproperty.com)

RETAIL



## TO LET

Excellent Retail Unit  
c. 707 sq ft (66 sq m)

Unit 2, 38 Kennedy Way,  
Belfast,  
BT11 9AP



- \* Modern Retail Unit of c. 707 ft (66 ft<sup>2</sup>)
- \* 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

T: 028 90 205 900

E: [info@mcconnellproperty.com](mailto:info@mcconnellproperty.com)



### LOCATION / DESCRIPTION

Excellent retail unit sub-divided internally to comprise a sales area, kitchenette, WC accommodation extending to c. 707 ft<sup>2</sup> (66 m<sup>2</sup>)

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 tiled flooring.

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.

### ACCOMODATION

|              | <b>SQ FT</b> | <b>SQ M</b> |
|--------------|--------------|-------------|
| Retail       | 647          | 60          |
| Kitchenette  | 60           | 5.5         |
| WC           | —            | —           |
| <b>TOTAL</b> | <b>706</b>   | <b>66</b>   |

### 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 £11,000.  
(Non-domestic rate in the £ for 2019/20 - £0.614135).

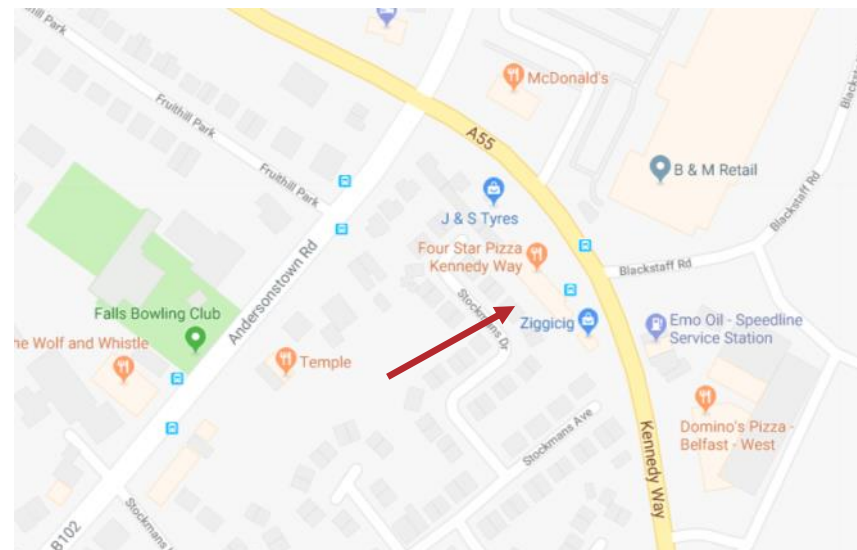
The property may be eligible for a small business rates relief of 20%.

Rates payable are therefore estimated to be c. £5,404 per annum

## EPC



## LOCATION MAP



## VIEWING

Viewing is strictly by appointment through McConnell Chartered Surveyors.

Contact: Philip Culbert or Shaun Wallace

Email: [philip.culbert@mcconnellproperty.com](mailto:philip.culbert@mcconnellproperty.com)

[shaun.wallace@mcconnellproperty.com](mailto:shaun.wallace@mcconnellproperty.com)

Tel: 028 90 205900

© Crown Copyright 2113 2019