



Instinctive  
Excellence  
in Property.

# To Let

Prominent Retail Unit  
c. 2,120 sq ft (197.07 sq m)

Unit 16 & 16A  
Kings Square Shopping Centre  
Kings Road  
Belfast  
BT5 7EA

RETAIL



**RETAIL**

**Location Map**



**Location**

The property is located in the King Square Shopping Centre, Kings Road, Belfast. This is a popular and convenient area, well known for its quality of housing. The Kings Road carries traffic from the Dundonald, Castlereagh and Comber areas, it is one of the main arterial routes to the busy A55 Ring Road and Belfast city centre. Within the shopping complex there are currently several high-profile businesses including Bank, McClean's Bookmakers, Medicare Pharmacy, SuperValu and Jonathan Hall Opticians, Penelope Flowers and Barnardo's.

**Description**

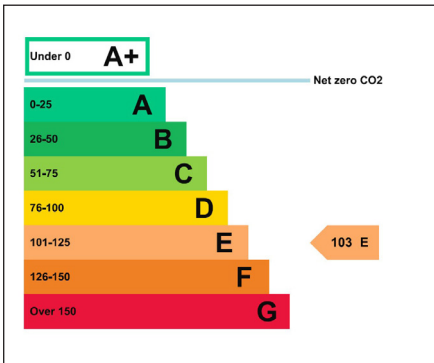
The mixed-use two-storey premises consist of a ground floor retail unit with a first floor previously used as a cafe. Internally the ground floor is finished to include spot and fluorescent tube lighting, carpeted and vinyl flooring with plastered and painted walls. The first floor is finished to a high standard comprising a mixture of tiled and wooden panel flooring, pendant lighting and plastered and painted walls. The unit benefits from an electric roller shutter to the front premises.

**Accommodation**

The property has been measured in accordance with the RICS Code of Measuring Practice, Sixth Edition. All areas being approximate:

Description	Sq Ft	Sq M
Ground Floor (Unit 16)	1,313	122.05
First Floor (Unit 16A)	807	75.02
<b>Total</b>	<b>2,120</b>	<b>197.07</b>

**EPC**



**Lease Details**

**Term:** 5 years  
**Rent:** £18,000 per annum plus VAT  
**Service Charge:** £1,400 approx per annum (subject to periodic change)  
**Insurance:** Approx £650 per annum plus VAT

**Rates**

We have been advised by the Land and Property Services of the following rating information:

	<b>Unit 16</b>	<b>Unit 16A</b>
<b>Net Annual Value:</b>	£14,700	£4,650
<b>Estimated rates:</b>	£8,810.62	£2,787.03
<b>Rate in £ for 2024/25:</b>	£0.599362	

**VAT**

All prices, rentals and outgoings are quoted exclusive of VAT.

**Anti-Money Laundering**

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/lessee will be required to satisfy the vendor/lessor and their agents regarding the source of the funds used to complete the transaction.

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**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/ukksi/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 Osborne King. 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.

**MISREPRESENTATION ACT 1967**

The premises are offered subject to contract, availability and confirmation of details. The particulars do not form part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied upon as statements of fact any attending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The vendors or lessors do not make or give Osborne King and Megran Limited or any person in its employment, any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. These particulars are issued on the understanding that all negotiations are conducted through this company. Osborne King & Megran Limited. Registered in Northern Ireland No. 27969. Registered Office: 3rd Floor, Imperial House, 4-10 Donegall Square East, Belfast, BT1 5HD. Any maps / Plans based on the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office Crown Copyright Reserved Licence No. CS 369. This plan is for convenience only. Its accuracy is not guaranteed and shall not be deemed to form part of any contract.