

# To Let Retail Units

## Connswater Retail Park, Belfast

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### Location

Connswater Retail Park is located in a high density residential area approximately 2 miles east of Belfast City Centre. The scheme is situated directly adjacent to the Newtownards and Albertbridge Roads which are two of the main arterial routes running to the east of the city.

Connswater is one of Northern Irelands longest established shopping destinations, serving its catchment for over 30 years. Located adjacent to The Range, Connswater Retail Park, which is c.132,910 sq ft (c.12,347 sq m) in size, accommodates a variety of retailers such as Home Bargains, Lidl, B&M, Halfords and Jollyes. The park also boasts a strong food and beverage offer to include McDonalds, Starbucks, Tim Hortons and KFC.

### Accomodation

The follow units are available and the approximate Internal Areas are as follows:

Description	Sq. Ft	Sq. M
Unit 8A	4,949	460
Unit 14	1,916	178

NB: Unit 14 currently benefits from a mezzanine floor of 549 sq ft (51 sq m).

### Lease Details

Rent: Unit 8A - £75,000pax  
Unit 14 - £45,000pax

Term: 10 years

Rent Review: 5th year upwards only to open market value

Repairs: Effective full repairing and insuring lease

Service Charge: Unit 8A - £6,823 per annum exclusive  
Unit 14 - N/A

Insurance: The tenant will reimburse the landlord the cost of insuring the property. Cost to be confirmed.

### Rateable Value

The following have been obtained from Land and Property Services:

Unit	NAV	Rates Payable
Unit 8A	£53,600	£33,586pa
Unit 14	£14,700	£9,211pa

Rate 25/26: £0.626592

Interested parties are advised to make their own enquiries of the Local Authority for verification purposes.

### VAT

The figures quoted are exclusive of, however may be subject to VAT.

### EPC

Copy of the EPC certificate will be available upon request.



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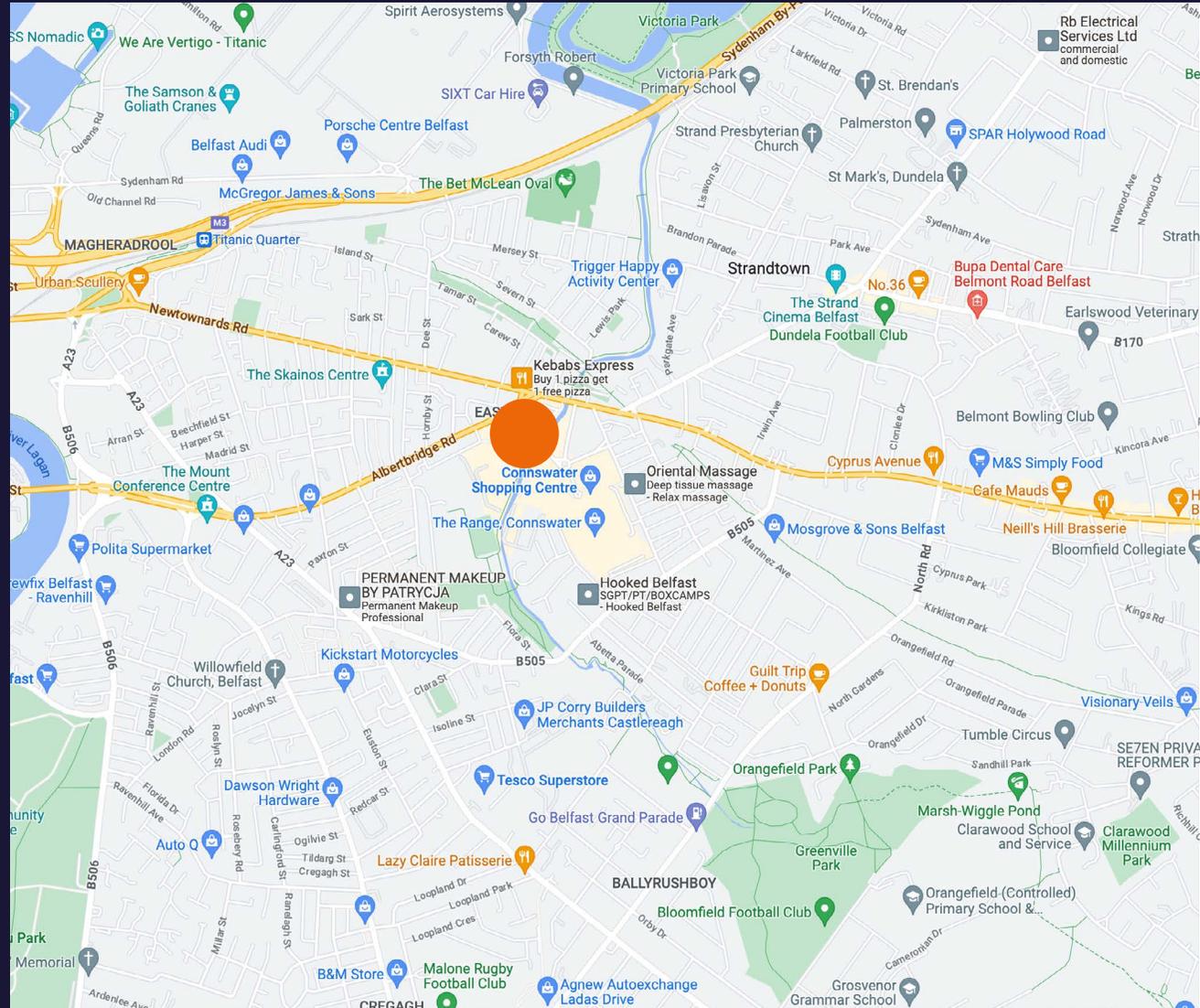
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