

## TO LET – LARGE RETAIL UNIT

# Bridgewater Retail Park, Banbridge

- **New Retail Unit**
- **Adjacent to Tesco Extra**
- **Opposite The Boulevard Outlet Centre**
- **Nearby occupiers include Omniplex Cinema, McDonalds, Starbucks, Nike, M&S, GAP and Next.**



### Location

Banbridge is strategically located on the A1 dual carriageway between Belfast and Dublin. It lies 13 miles north of Newry and 26 miles south of Belfast. It has a district population of 48,000 people with a catchment population of approaching 150,000 people within a 20 minute drive.

### Description

Bridgewater Retail Park is located directly opposite the 'The Boulevard', which is the largest dedicated outlet centre in Ireland, with 200,000 sqft of retail and leisure space including M&S, Next, Nike, Adidas, GAP and a new state of the art 8 screen Omniplex cinema cementing it as one of NI's key retail and leisure destinations.

Bridgewater Retail Park is anchored by a new 70,000 sqft Tesco Extra and benefits from over 2,000 free parking spaces. Phase 1 of the adjacent retail warehouse scheme is let to Home Bargains (c. 22,000 sqft) with McDonalds situated at the entrance to the scheme.

### Accommodation

The subject unit provides circa 20,740 sqft.

### Lease

Term:	10 years
Rent:	£12.50 psf
Repairs:	Equivalent to full repairing terms
Insurance:	Tenant to reimburse landlord in respect of buildings insurance

### Availability

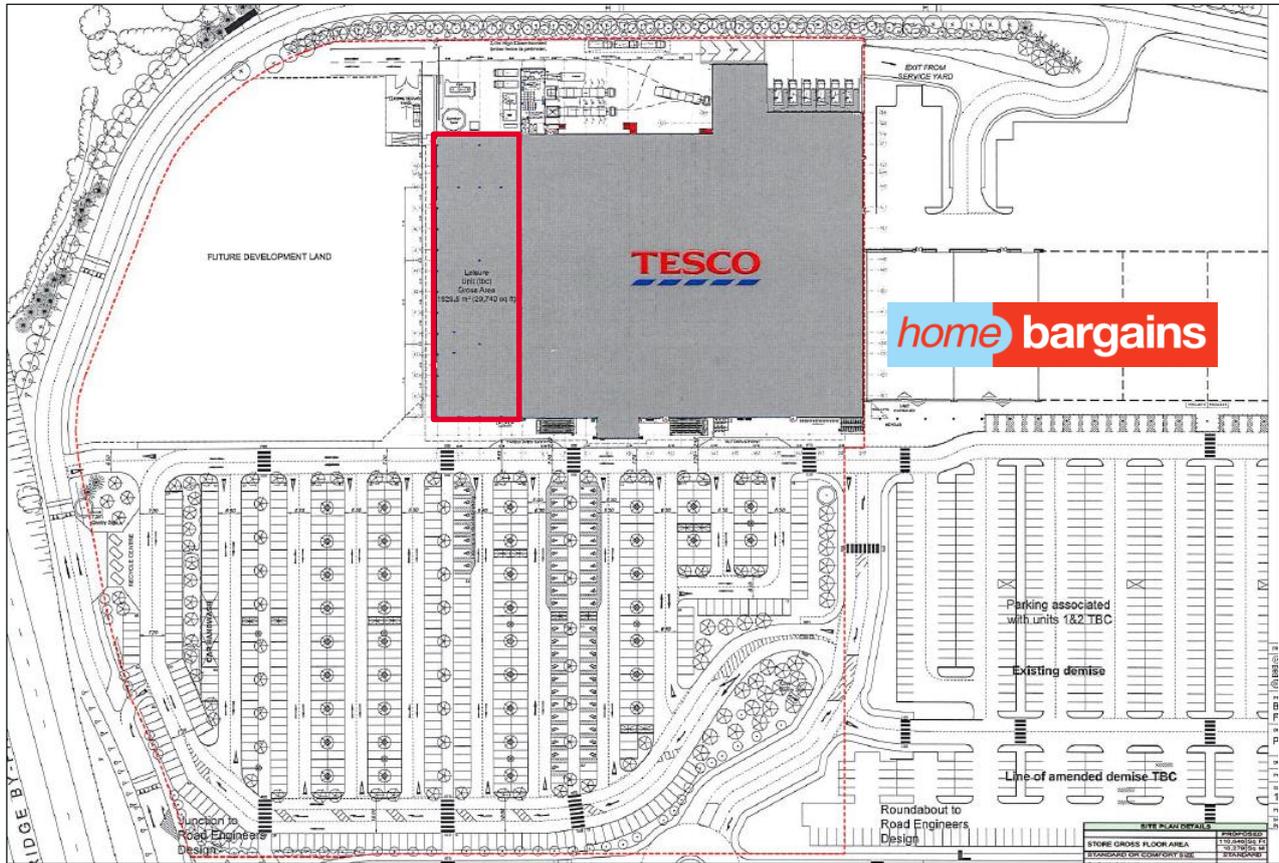
The unit is available immediately.

### VAT

All prices, rentals and outgoings are quoted net of VAT which may be chargeable, subject to contract.

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**Energy Performance Certificate** Northern Ireland  
Non-Domestic Buildings

Unit 2  
Banbridge Retail Park  
Cushwake Road  
Banbridge BT22 6J7

Certificate Reference Number:  
0450-0235-6989-7308-4032

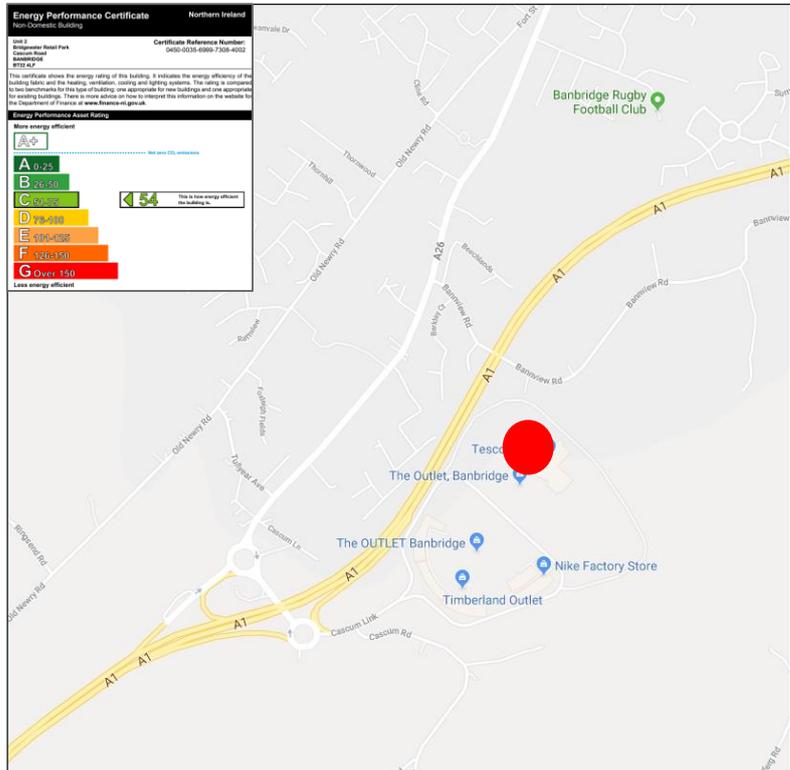
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to the benchmarks for this type of building, one representative for new buildings and one representative for existing buildings. There is more advice on how to interpret this information on the website for the Department of Finance at [www.rates-ni.gov.uk](http://www.rates-ni.gov.uk).

**Energy Performance Asses Rating**

A	0-25
B	26-50
C	51-75
D	76-100
E	101-125
F	126-150
G	151-175

Low energy efficient

54 This is low energy efficient building.



**NAV**  
To be assessed

**Further Information**  
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