

TO LET

Unit 7a Connswater Retail Park Belfast



Property Highlights

- East Belfast's premier retail park
- Prime unit adjacent to McDonalds, Ulster Bank and Starbucks
- Other tenants include Tim Hortons, B&M, Halfords, Home Bargains, Lidl and Benson for Beds
- 3,339 sq ft

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Local legal entity trading as Cushman & Wakefield.

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Location

Connswater Retail Park and adjoining Shopping Centre is situated approximately 2 miles east of Belfast City Centre and is located in a densely populated area of East Belfast, with a catchment population of c. 300,000 people within a 10 minute drive time.

The scheme is situated directly adjacent to the Newtownards and Albertbridge Roads which are the two main arterial routes running to the east of the city into the city centre.

The unit lies adjacent to the main scheme entrance with nearby occupiers including Lidl, Home Bargains, McDonalds, Ulster Bank, Starbuck, Halfords and B&M. Tim Hortons have recently opened a new drive thru store.

Description

The property provides modern, flexible retail accommodation and is arranged on ground floor only providing the following area.

Description	Sq Ft	Sq M
Ground Floor:	3,399	315.77

Lease Details

Rent:	£51,000 per annum exclusive, subject to contract.
Service Charge:	£6,344 per annum

Availability

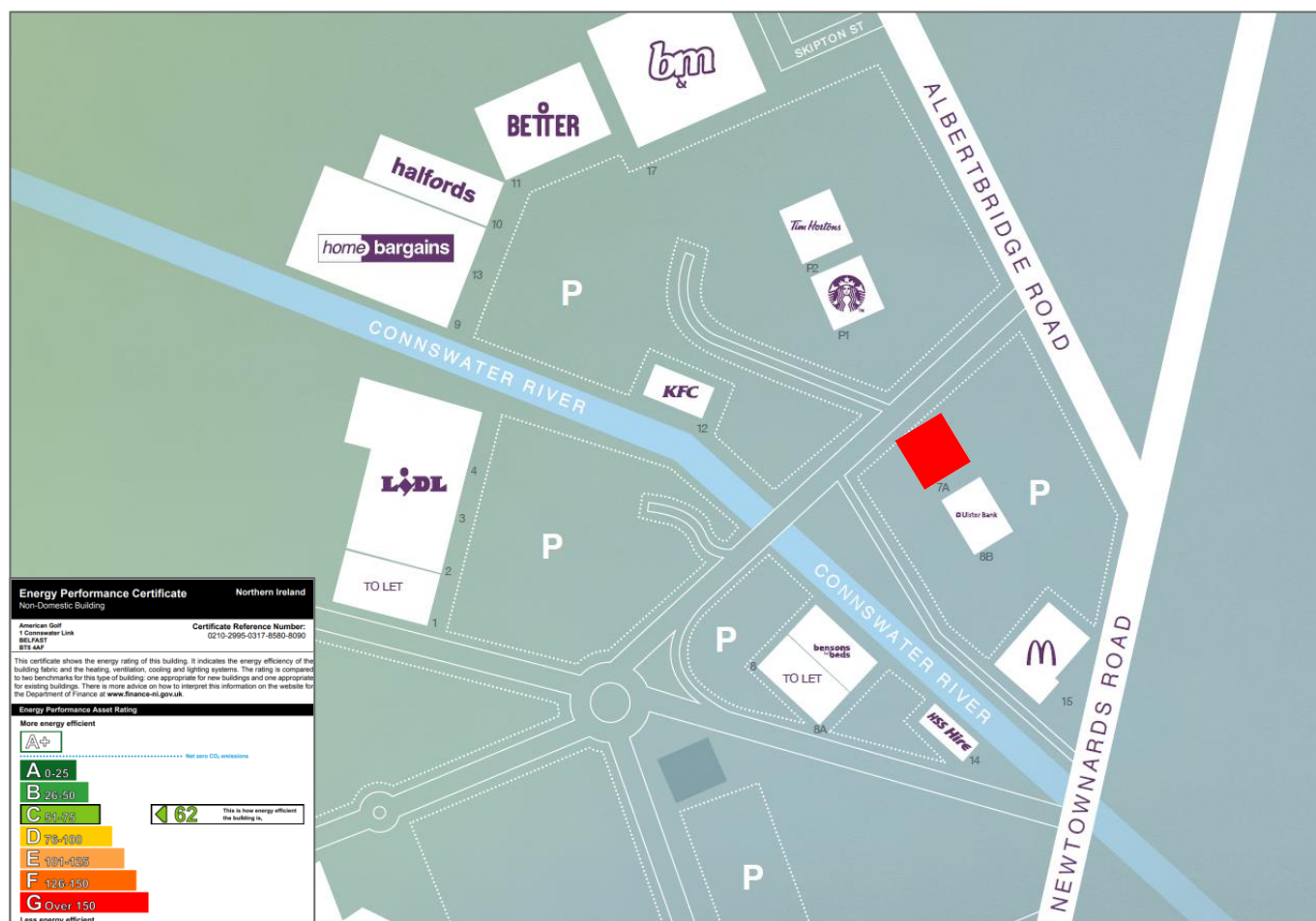
By arrangement.

NAV

We are advised by LPS that the NAV of the property is £38,300 resulting in rates payable of £23,521 per annum (2019/2020).

VAT

Please note all prices, rentals and outgoings are quoted net of VAT which may be chargeable



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