



# clandeboye

retail park

BANGOR | NORTHERN IRELAND



halfords

HARVEYS

carpetright.

home bargains

Dreams

Currys PC World

Poundstretcher





# LOCATION

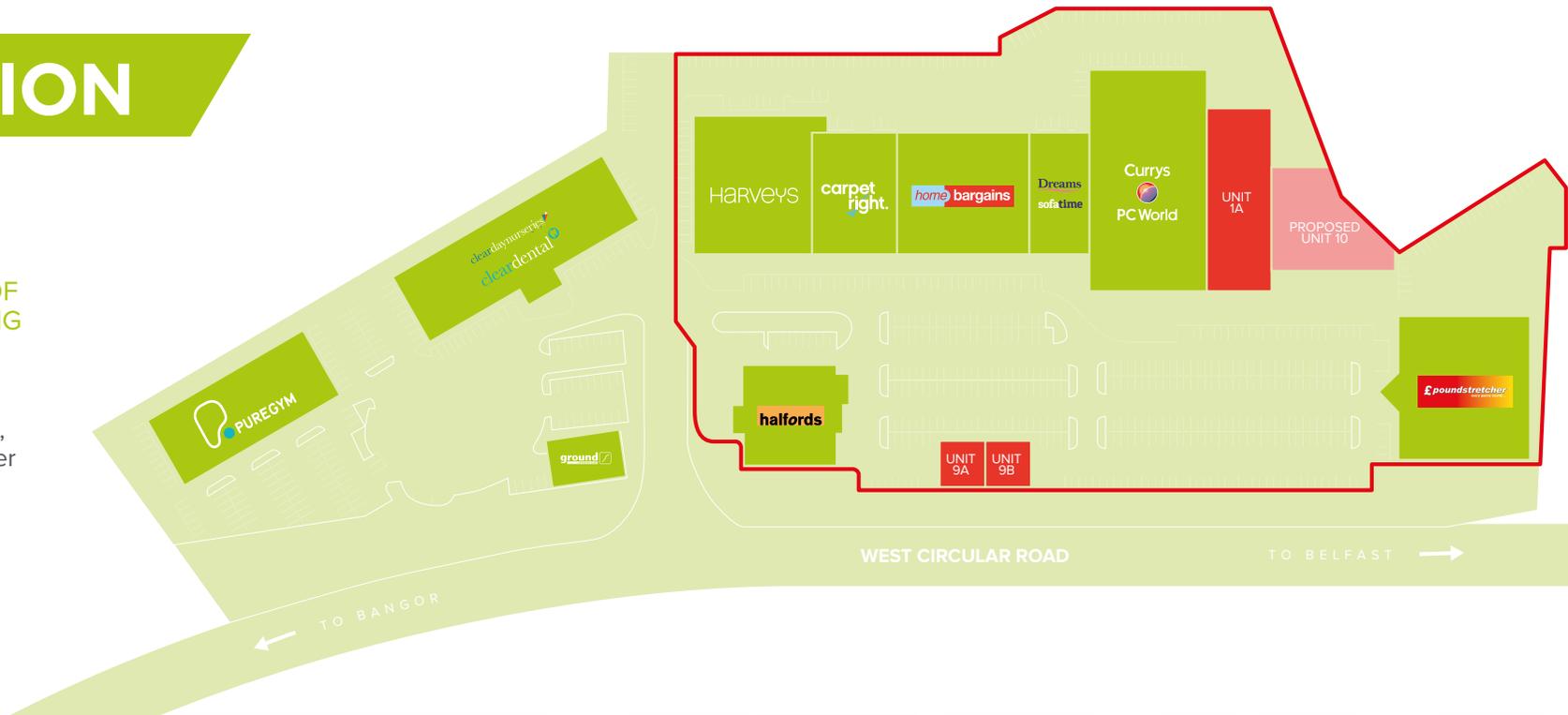
- Bangor is an affluent coastal town situated in North Down on the southern shores of Belfast Lough 12 miles east of Belfast
- Clandeboye Retail Park is situated approximately 2 miles from Bangor Town Centre on the A21 West Circular Ring Road.
- The scheme benefits from over 250 metres of uninterrupted frontage to the West Circular Road which is one of Bangor’s key thoroughfares and an established retail warehouse location



# DESCRIPTION

CLANDEBOYE RETAIL PARK IS THE DOMINANT RETAIL PARK IN ITS CATCHMENT, COMPRISING 120,000 SQFT OF BULKY GOODS WAREHOUSING AND 454 PARKING SPACES.

- Current occupiers include Harveys, Carpetright, PC World, Currys, Halfords, Poundstretcher and Home Bargains
- Occupiers in close proximity include Pure Gym, Jollyes, Screwfix and Star Plan



# RETAIL WAREHOUSE OPPORTUNITY



- 10,075 sq ft Retail Warehouse
- The final remaining Retail Warehouse unit represents a unique opportunity to secure space in Bangor's premier retail warehousing scheme.
- The unit can be tailored to meet specific occupier demands.
- The unit benefits from an adjoining large yard which can be included within the Unit demise and is suitable for a variety of uses. [Subject to planning](#)

# RESTAURANT & CAFÉ OPPORTUNITY



- The new restaurant development will comprise 2 purpose built restaurant pods of c.2,000 sq.ft. The units can be tailored to meet specific occupier requirements
- The units will be finished to a standard developers shell specification and will benefit from onsite parking and outside seating terrace
- It is expected that the subject units will be available for handover September 2018
- Planning consent has been granted for a new restaurant development

# ACCOMMODATION



## RETAIL WAREHOUSING

UNIT NO.	AREA (SQ FT)	AREA (SQ M)
Unit 1A	10,075 sq ft	936 sq m
Unit 10*	6,000 sq ft	557 sq m
*(Subject to Planning)		
Unit 5	9,994 sq ft	<b>928 sq m</b>

## RESTAURANT PODS

UNIT NO.	AREA (SQ FT)	AREA (SQ M)
Unit 9A	2,000 sq ft	185.8 sq m
Unit 9B	2,000 sq ft	185.8 sq m

Units are available to let on effective full repairing and insuring lease terms subject to five year upward only rent renewals

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