

The logo for Clandeboye retail park features the name 'clandeboye' in a teal, lowercase, sans-serif font, with 'retail park' in a smaller, white, lowercase, sans-serif font below it. The text is overlaid on a graphic of three overlapping circles: a teal circle on the left, a purple circle on the right, and a grey circle at the top right.

clandeboye retail park

BANGOR | NORTHERN IRELAND



halfords

HARVEYS

carpetright.

home bargains

Dreams

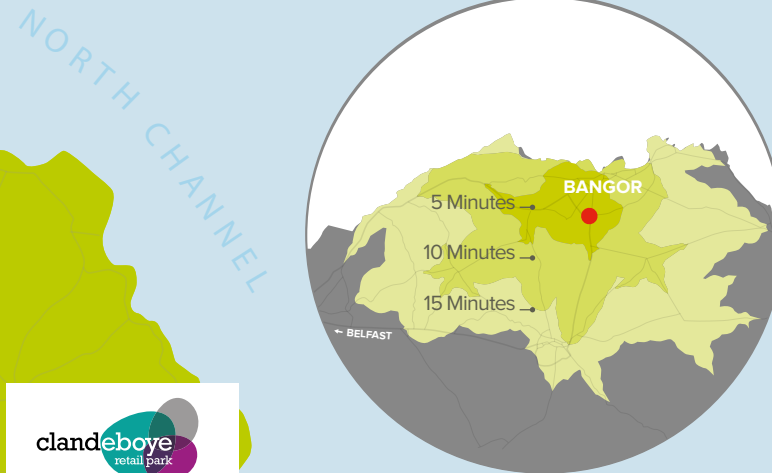
Currys PC World

spineundstretcher



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



Currys PC World

home bargains
TOP BRANDS - BOTTOM PRICES

carpetright.

harveys bensons
for beds

£ pound
stretcher
every penny counts... the Pet Hut
the UK's only DISCOUNT pet store

halfords

Dreams

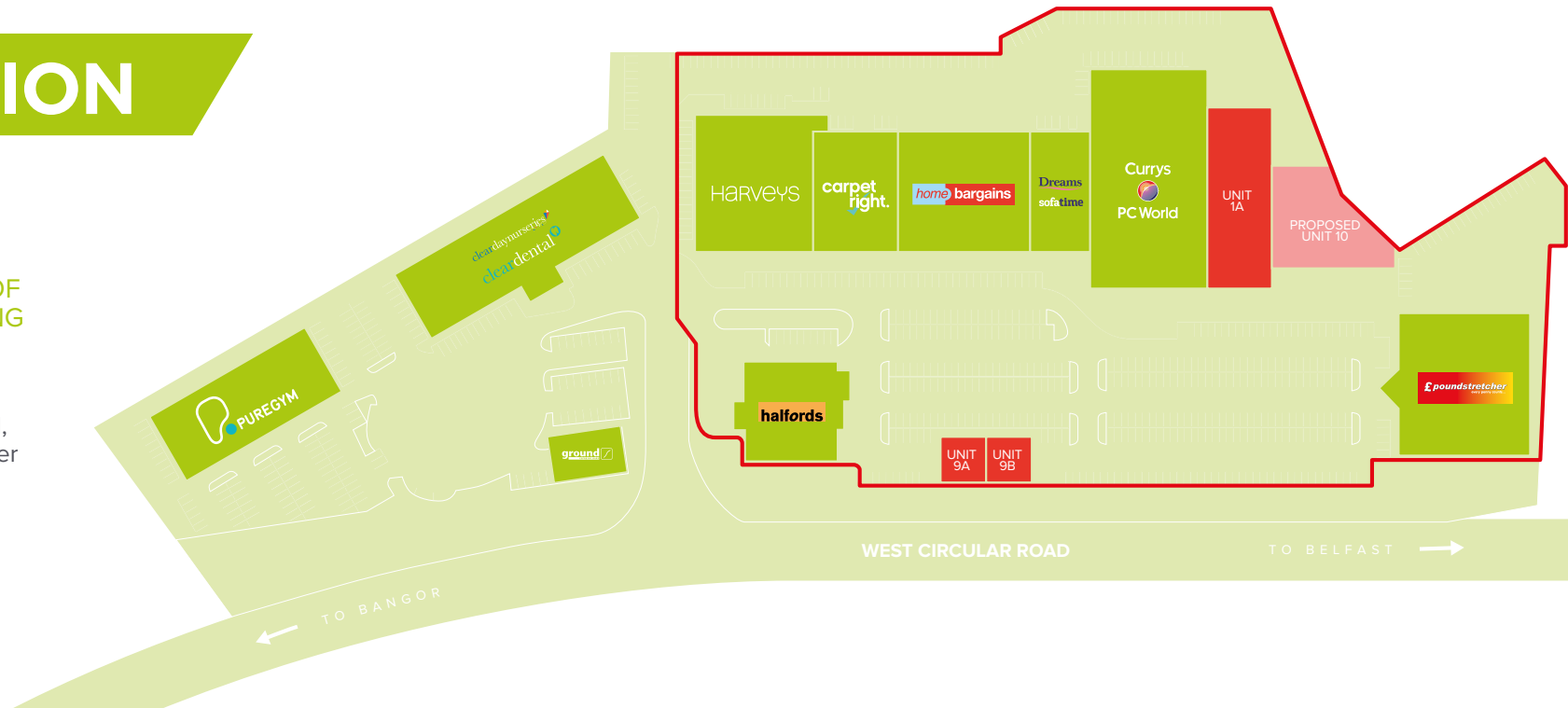
relax it's
sofatime



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	928 sq m

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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