

CRUMLIN ROAD,
BELFAST
BT14 6AA

LAST REMAINING RETAIL UNIT
and F&B Sites Available

HILLVIEW

RETAIL PARK





Description

Hillview Retail Park is a high specification retail terrace extending to c. 93,000 sq ft anchored by Lidl (22,500 sq ft) and Home Bargains (25,000 sq ft). In addition *the scheme provides 5 further retail units of 8,530 sq ft each*, 900 customer car spaces along with Car Showroom, pod and drive through opportunities for food and beverage operators. The retail park benefits from an extensive road frontage to both Crumlin Road and Hillview Road with excellent customer access and unrivalled prominence.



93,000' sq ft



HILLVIEW RETAIL PARK
CRUMLIN ROAD, BELFAST

home bargains



SCREWFIX

TO LET



***1 mile from
Belfast City Centre**

Location

Hillview Retail Park is situated on one of Belfast's key arterial routes approximately *1 mile north of Belfast City Centre* and within easy access of the primary motorway network. The immediate catchments is densely populated with an estimated population of 60,000 within a 5 minute drive time band. In addition this catchment is currently significantly under provided with retail provision and the catchment map also identifies the limited existing retail offer within the area. Further demographic details can be provided to interested parties by request.



Opportunity

The scheme represents an extremely rare opportunity to secure representation within a regional city catchment which is massively under provided with retail floor area. In addition the commitment from Home Bargains and Lidl to open anchor units within the retail terrace highlights the true potential of this location for both retailers and food and beverage operators alike. The location is currently experiencing massive public and private sector investment which will continue to improve the infrastructure, job opportunities and housing provision within the area.

Planning

The scheme benefits from Open Class 1 retail consent on the existing terrace plus an existing consent for 2 restaurant pods, car showroom and drive thru.

Lease Details

Rent:	<i>£11.00 per sq ft</i>
Service Charge:	<i>Currently estimated £1.10 per sq ft for the current year</i>
Net Annual Value:	<i>£47,500</i>
Rate in £ 2023/24:	<i>0.5722</i>
Rates Payable:	<i>Circa £27,751</i>
EPC:	<i>Available upon request</i>

F&B Pods

Available on a site sale basis. Please contact agents for further information.





**The immediate catchments is densely populated with an estimated population of 60,000 within a 5 mile drive time band.*

***60,000 population within 5miles**

Contact

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