

PRIME RETAIL OPPORTUNITY

UNIT 24, CONNSWATER SHOPPING CENTRE, BLOOMFIELD AVENUE, BELFAST, BT5 5LP

CBRE NI
PART OF THE AFFILIATE NETWORK



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Key Benefits

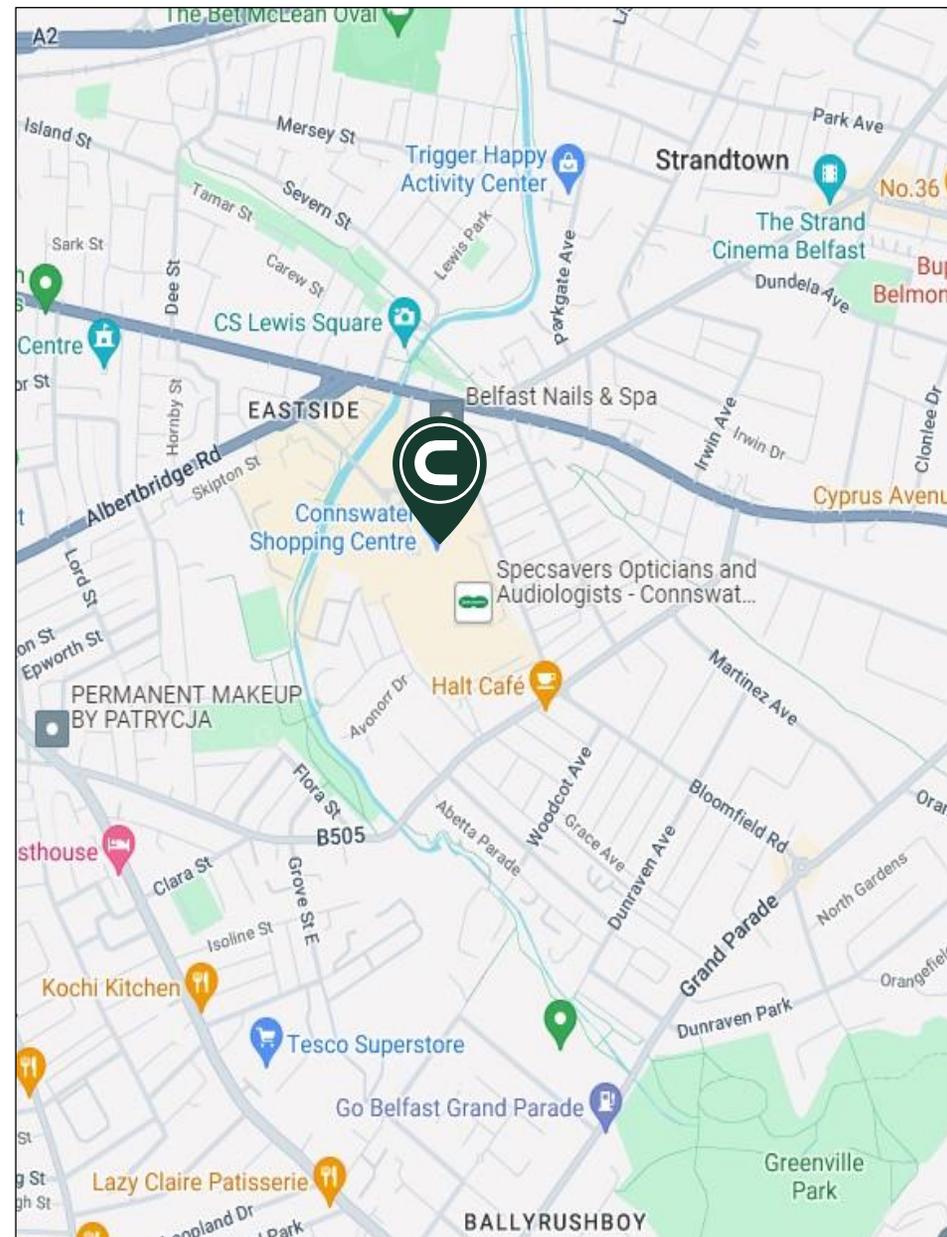
- Prime location
- Free customer car parking
- Flexible terms available

Location

Connswater is situated in a high density residential area approximately 2 miles east of Belfast city centre. The scheme sits adjacent to Newtownards Road and Albertbridge Road; the main arterial routes running east of the city. The scheme is conveniently located enabling easy access from all parts of Belfast. The central location enables viable logistics and distribution networks along with a strong customer base and a large catchment area. The Shopping Centre is bound on its northern perimeter by Ashdale Street and East Bread Street and to the south by Greenville Street. The eastern and western perimeters are bound by Bloomfield Avenue and Bloomfield Drive which are largely residential in nature.

Description

The Shopping Centre measures approximately 224,684 sq ft and comprises 47 ground floor retail units in addition to mall kiosks. At first floor is a food mall providing a further 5 units. The subject unit comprises of open plan retail space with back of house storage accommodation at both ground floor and mezzanine level. Neighbouring tenants include The Range, New Look, Boots, Savers and Poundland. The scheme also benefits from over 500 free customer car park spaces.



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Lease Details

Rent	On Application
Term	Negotiable
Repairs/Insurance	Effective full repairing and insuring basis
Service Charge	A service charge will be levied to cover external repairs and maintenance to common areas etc

Accommodation

Area	Sq Ft	Sq M
Ground Floor	21,000	1,950

Rateable Value

We have been advised by Land and Property Services that the estimated rateable value is £71,800. The rate in the £ for 2023/24 is £0.572221 therefore the estimated rates payable for 2023/24 are £41,085.

VAT

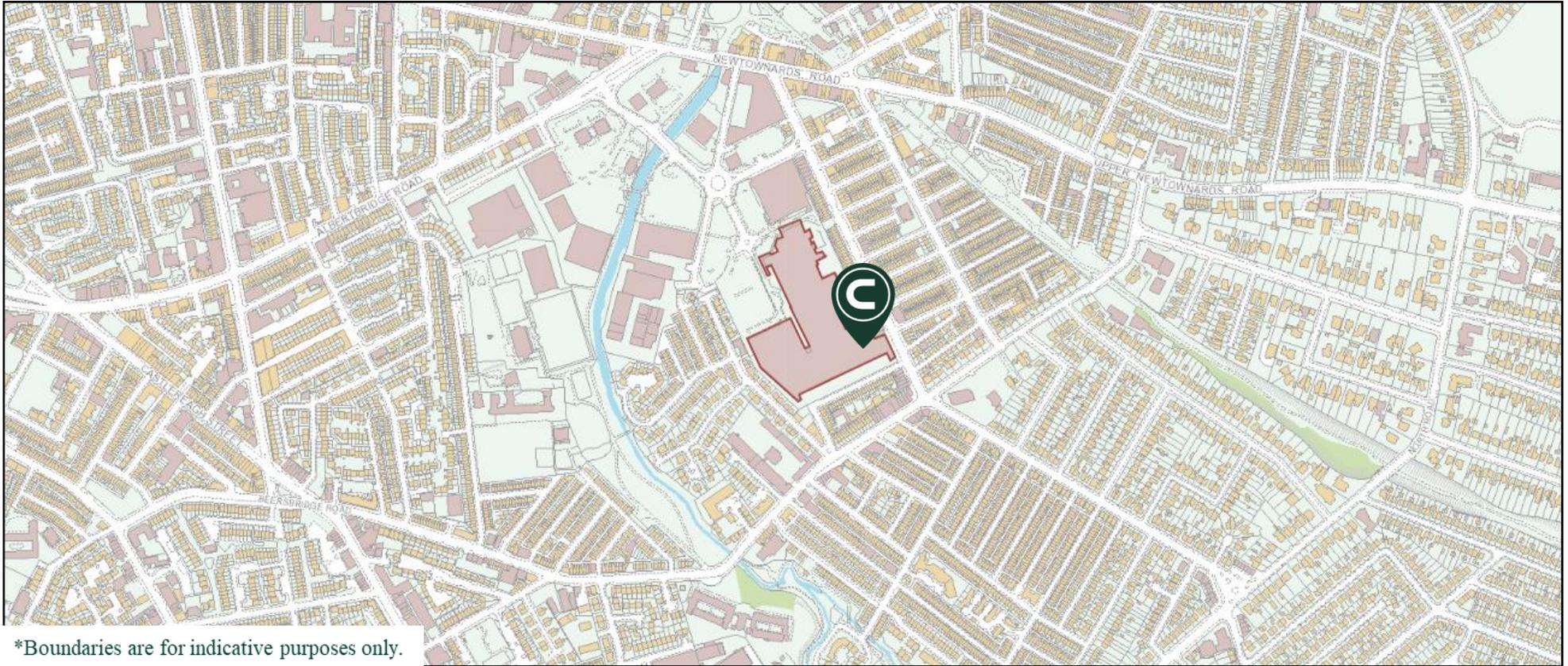
All prices are quoted exclusive of VAT, which may be payable.

Floor Plan



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*Boundaries are for indicative purposes only.

Contact Us

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EPC

The unit has been rated as B-36 under EPC regulations.



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