



SHANE  
RETAIL PARK

# Leading bulky goods retail park in Northern Ireland

SHANE RETAIL PARK, BOUCHER ROAD, BELFAST, BT12 6HR

Play

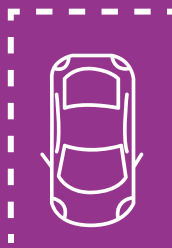




# Overview

- Shane Retail Park is located at the southern entrance of the Boucher Road – Northern Ireland’s premier retail warehouse destination.
- Access and egress is easily facilitated in all directions via the Boucher Road. The location is only a few minutes from Stockmans Lane roundabout, which leads directly onto the M1 motorway.
- 679 free car parking spaces available.
- The scheme is anchored by a 50,000 sq. ft Homebase and a further 8 units occupied by tenants including EZ Living, Smyths Toys, Dunelm, Oak Furniture Land, Dreams/Sofatime and Costa Coffee.
- Planning: Bulky Goods.



  
**679**  
FREE PARKING SPACES

  
TOTAL SITE INCLUDES  
**10**  
UNITS

  
PLANNING:  
**BULKY  
GOODS**





**170,000**  
SQ FT



Leading bulky  
goods retail park  
in Northern Ireland



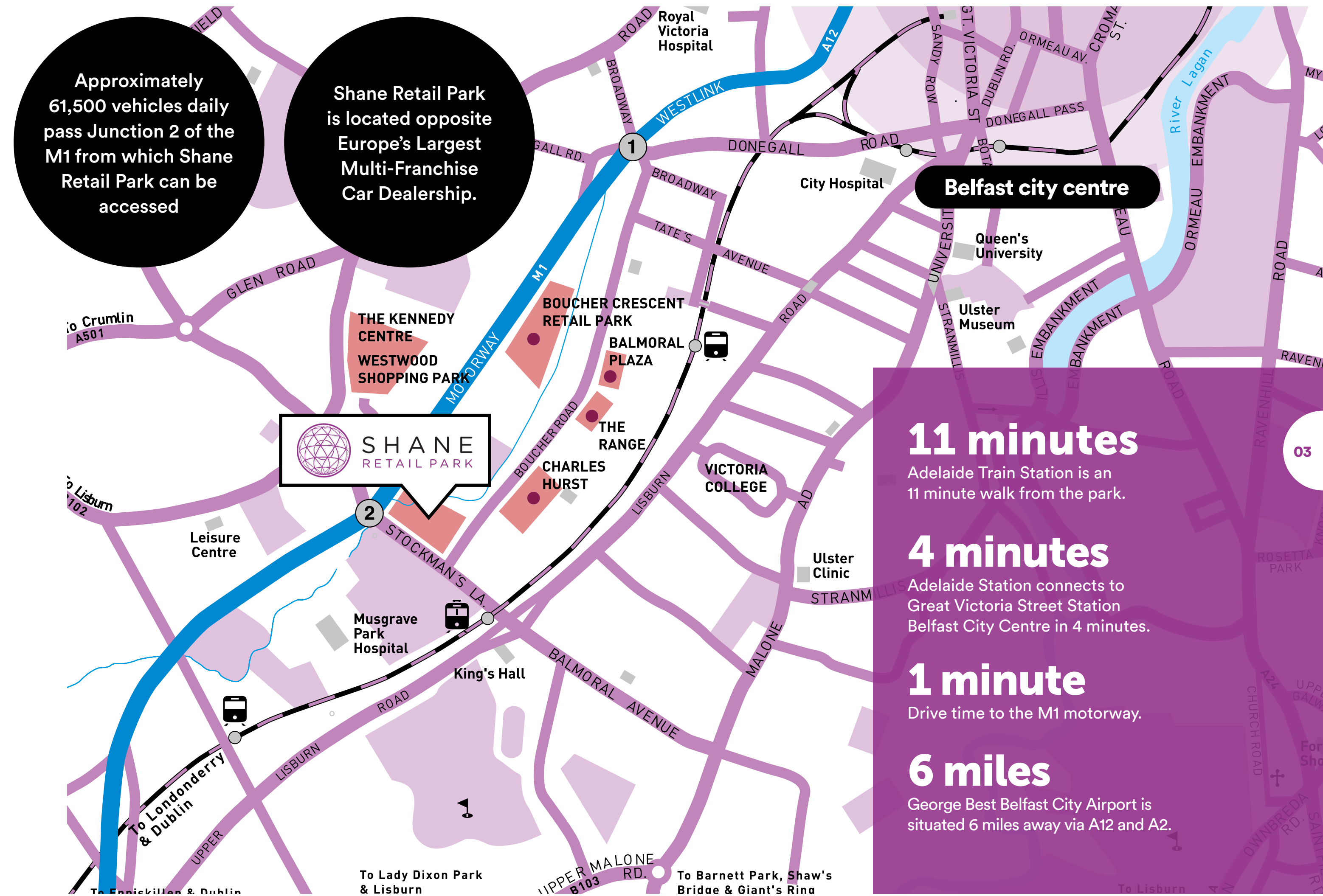


# Location

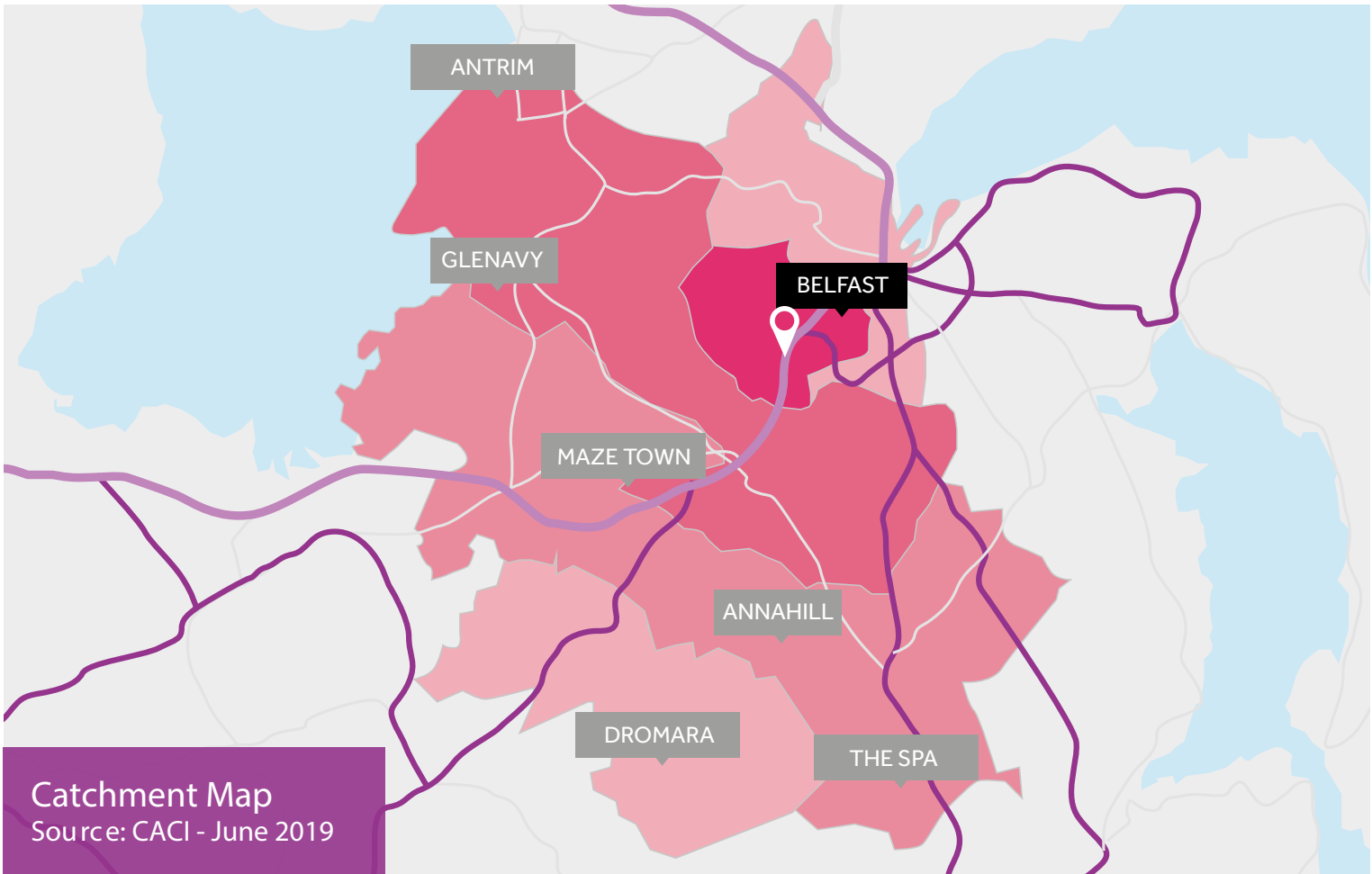
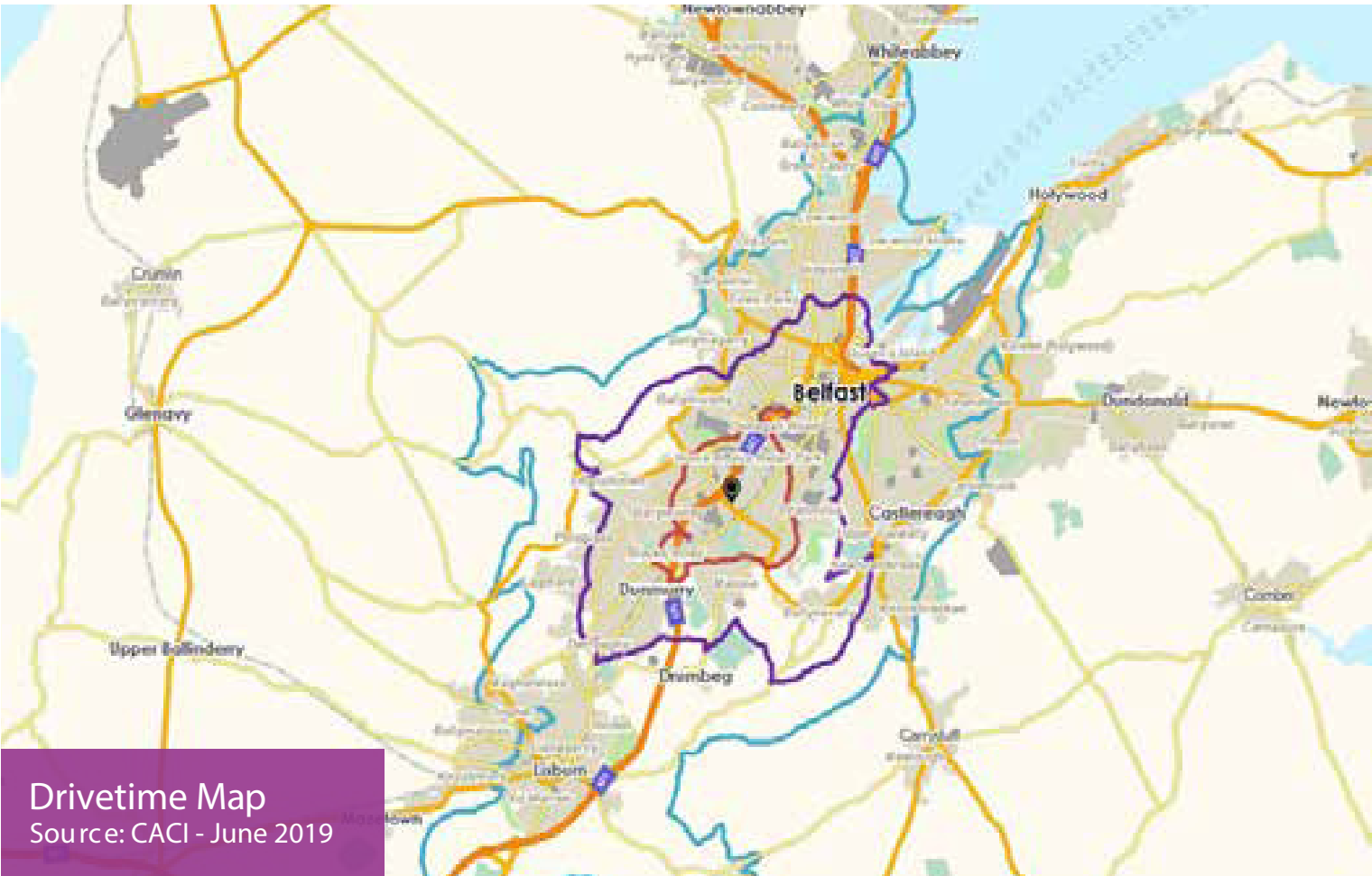
Belfast is the capital of Northern Ireland and is the second largest city on the island of Ireland outside of Dublin. The city has a population of 739,000 within its primary catchment area.

The scheme is located c. 2 miles west of Belfast city centre adjacent to Northern Ireland's main motorway, the M1 which provides strong links to the rest of the Province. Shane Retail Park can be accessed off Junction 2 M1 and Stockman's Lane onto Boucher Road, and given its unique location, Shane Retail Park is the gateway to the main retail warehousing destination in NI, Boucher Road.

Boucher Road is a thriving business and retail catchment area that is home to many of the leading fashion retailers, retail warehousing tenants and car dealerships.



# Demographics

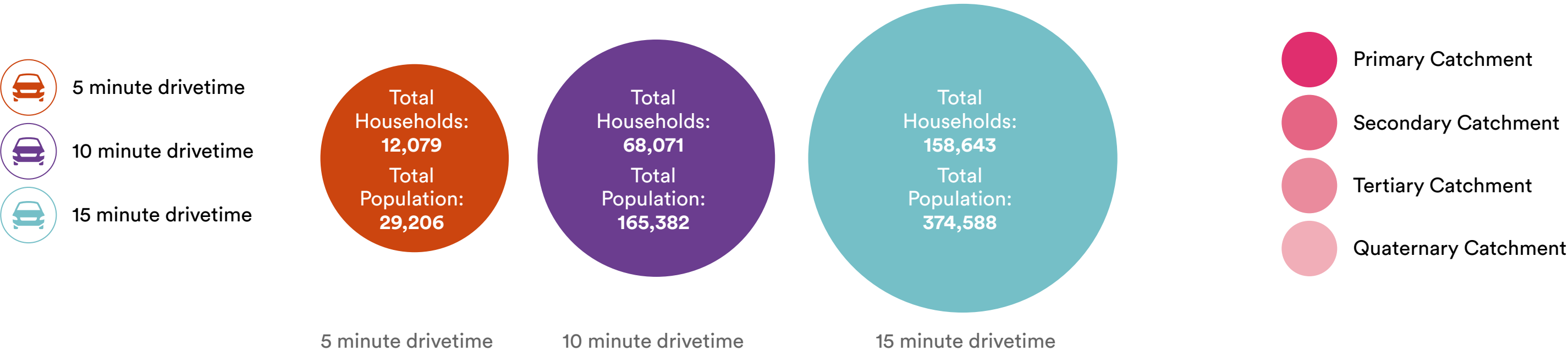


Shane Retail Park is the leading bulky goods retail park location in Belfast.

The 5, 10 and 15 minute drivetime encompass the entire City.

The scheme's catchment demographic is evenly spread between most of the (Acorn Social Group Profiles) including those in Comfortable Communities (23.6%) and those who are Affluent Achievers (22.1%).

The 5, 10 and 15 minute drivetime encompass the entire City.





# Site Plan

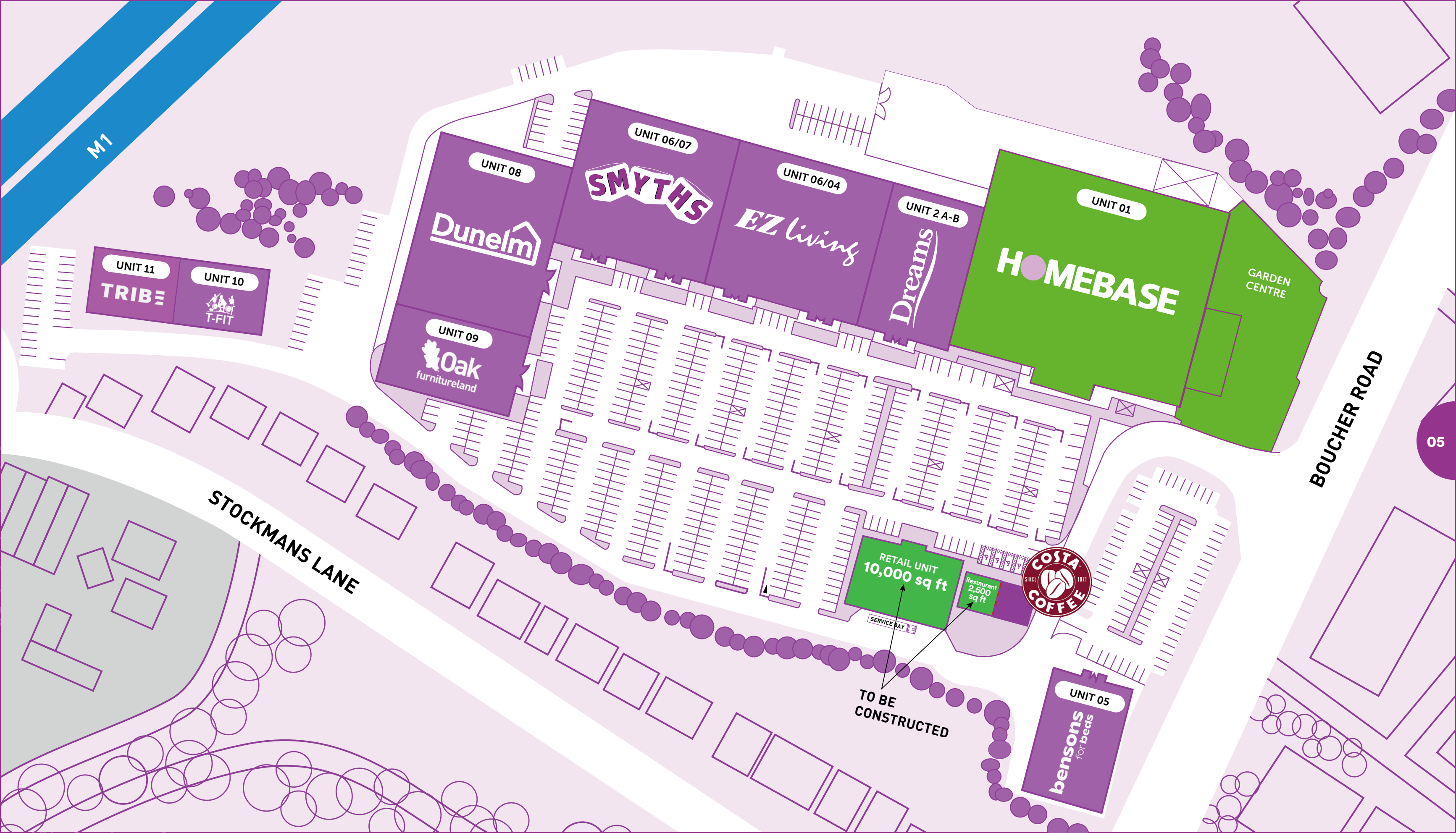
Current Units Available:

Retail Unit -  
To be constructed  
10,000 sq ft

Restaurant / Café Unit -  
To be constructed  
2,500 sq ft

Retail Unit 1  
50,000 sq ft

**NOT TO SCALE:**  
This plan is published  
for convenience of  
identification only and  
although believed to be  
correct, its accuracy is not  
guaranteed and does not  
form any part of a contract.









# Opportunities



- Planning permission granted for a 10,000 sq ft retail unit with 6m eaves to accommodate 8,500 sq ft mezzanine floor
- Bulky good retail consent
- Planning consent for 2,500 sq ft Restaurant / Café Unit





# Contacts

For viewings and further information please contact:

The Finch logo consists of the word "finch" in a lowercase, sans-serif font, with a small trademark symbol (TM) to the upper right. The text is black and is set against a solid yellow rectangular background.

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