

McConnell



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TO LET



Exciting Retail Development

**Glenburn Road
Off North Road
Newtownards**

- Proposed two storey development with retail and hot food planning consent.
- Units available from c.411 sq ft (c.38 sq m).
- Total of c.3,660 sq ft (c.340 sq m) available over two floors.
- Prominent location benefiting from a high volume of passing traffic.

Montgomery House,
29-31 Montgomery Street, Belfast, BT1 4NX

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LOCATION

Newtownards is situated around 10 miles east of Belfast and 5 miles south of Bangor in County Down.

Glenburn Road is accessed off the North Road in close proximity to the main A2/Bangor Road dual carriageway.

The site occupies an elevated position on Glenburn Road and benefits from a high volume of passing traffic. The surrounding area is experiencing significant residential development with a number of schemes under construction in the immediate vicinity.

DESCRIPTION

Planning permission has been approved for a two-storey development with consent for retail and hot food use. Indicative plans have been prepared subdividing the ground and first floors as follows;

ACCOMMODATION

Ground Floor	Sq Ft	Sq M
Unit 1	411	38.2
Unit 2	574	53.3
Unit 3	693	64.4

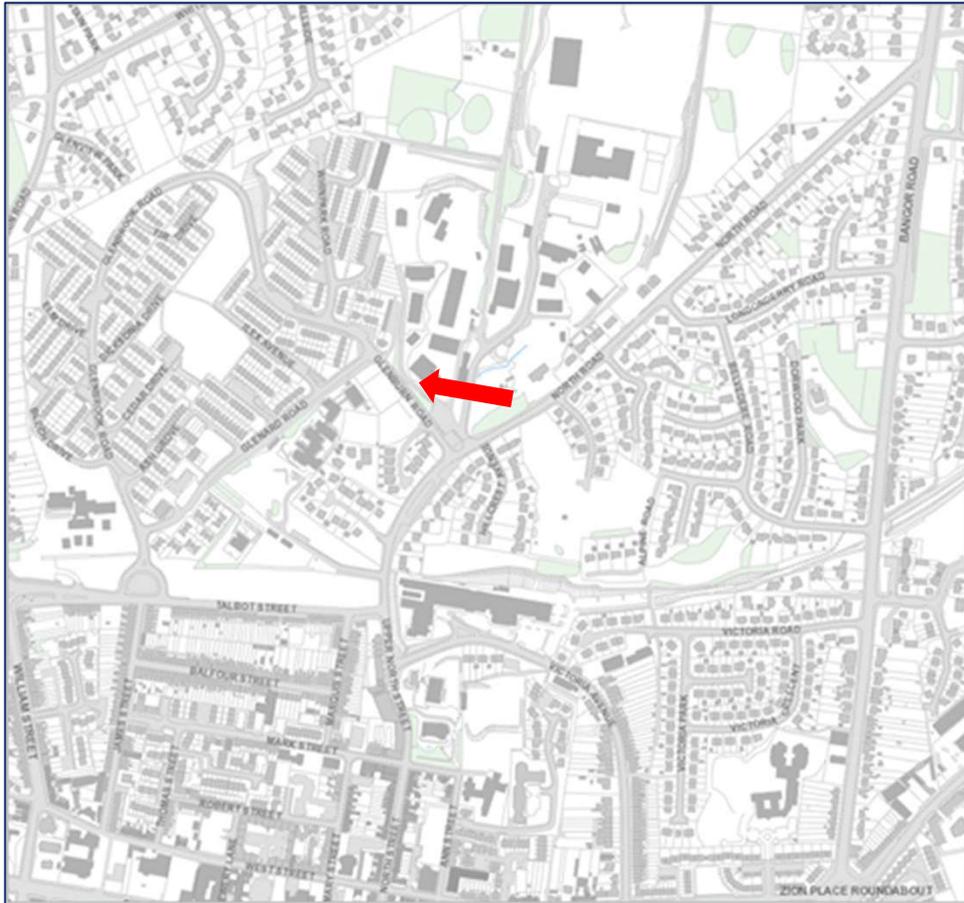
First Floor	Sq Ft	Sq M
Unit 1	413	38.4
Unit 2	501	46.6
Unit 3	606	56.3

The layout can be simplified to accommodate a single occupier increasing the net internal area to approx. 1,830 sq ft (c. 170 sqm) per floor. The development will benefit from 19 car park spaces.

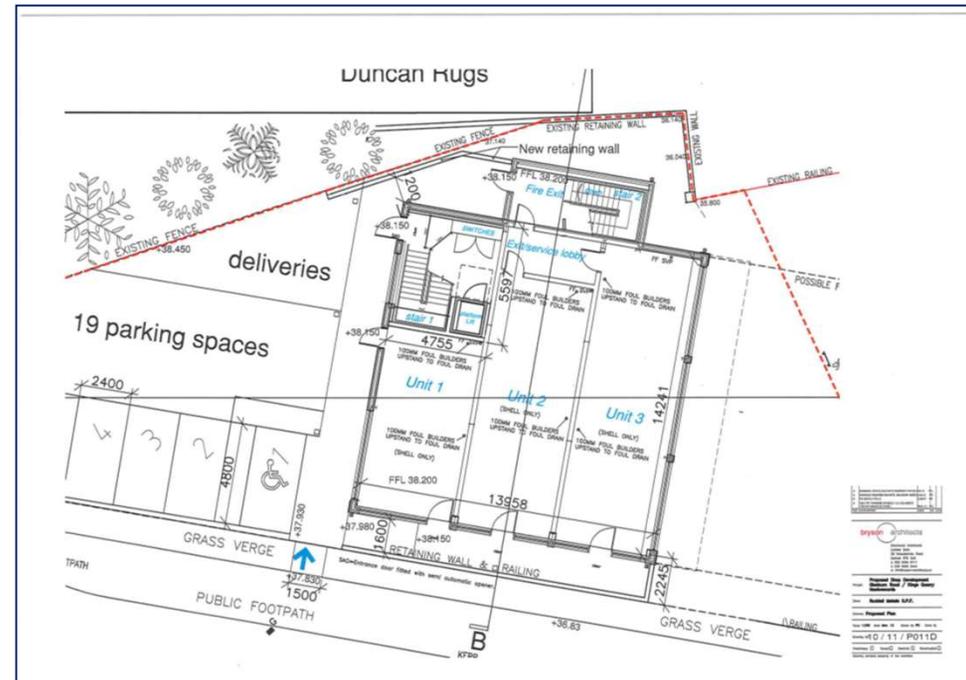
SPECIFICATION

- Rent: On application
- Repairs: Effective full repairing and insuring leases
- NAV: To be assessed on completion
- EPC: To be assessed on completion

LOCATION



FLOOR PLAN



Customer Due Diligence

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 -

<http://www.legislation.gov.uk/ukxi/2017/692/made>

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with McConnell Property. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

VIEWING

For further information or to arrange a viewing, please contact:

McConnell

 **JLL** Alliance Partner

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Tel: 028 90 205 900

Email: caroline.mckillen@mcconnellproperty.com

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