

To Let Retail Units

Connswater Retail Park, Belfast

McConnell | JLL Alliance Partner

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Location

Connswater Retail Park is located in a high density residential area approximately 2 miles east of Belfast City Centre. The scheme is situated directly adjacent to the Newtownards and Albertbridge Roads which are two of the main arterial routes running to the east of the city.

Connswater is one of Northern Irelands longest established shopping destinations, serving its catchment for over 30 years. Located alongside the shopping centre is Connswater Retail Park which is c.132,910 sq ft (c.12,347 sq m) in size accommodating a variety of retailers such as Home Bargains, Lidl, B&M, Halfords and Jollies. The park also boasts a strong food and beverage offer to include McDonalds, Starbucks, Tim Hortons and KFC.

Accomodation

The following units are available and the approximate Net Internal Areas are as follows:

Description	Sq. Ft	Sq. M
Unit 1	7,555	702
Unit 8A	4,949	460

Lease Details

Rent: £15psf overall
 Term: 10 years
 Rent Review: 5th year upwards only to open market value
 Repairs: Effective full repairing and insuring lease
 Service Charge: Unit 1 - £7,098 per annum exclusive
 Unit 8A - £6,687 per annum exclusive
 Insurance: The tenant will reimburse the landlord the cost of insuring the property. Cost to be confirmed.

Rateable Value

The following have been obtained from Land and Property Services:

Unit	NAV Rates	Payable (per annum)
Unit 1	£80,300	£45,950
Unit 8A	£53,600	£30,671

Rate £23/24: £0.572221

Interested parties are advised to make their own enquiries of the Local Authority for verification purposes.

VAT

The figures quoted are exclusive of, however may be subject to VAT.

EPC

Copy of the EPC certificate will be available upon request



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CONNSWATER
SHOPPING CENTRE

For viewing appointments
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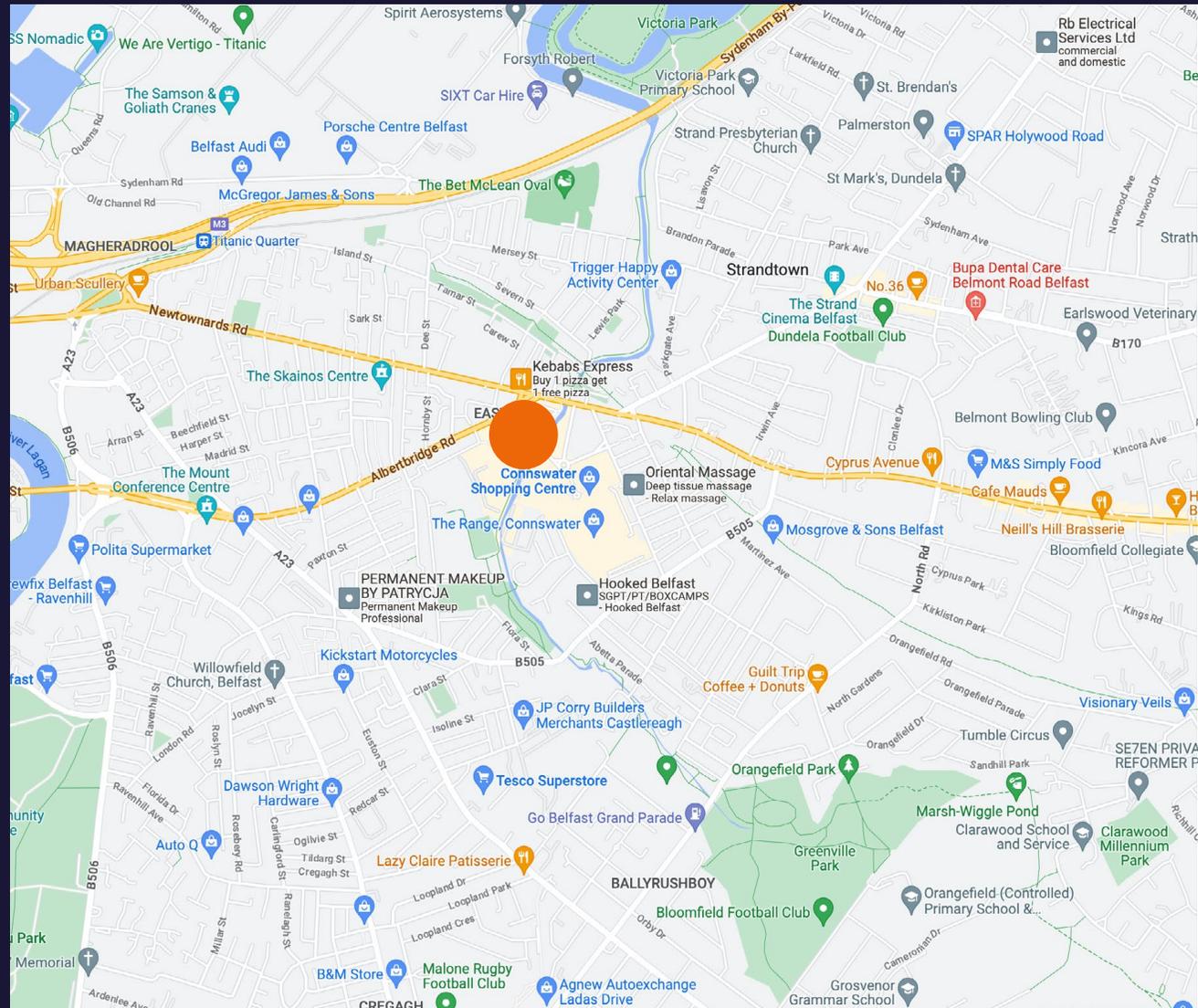
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