



Large Retail Unit

Property Highlights

- Strategically located at Junction 1 of the M1 motorway (where it meets the Westlink), 2 miles west of Belfast City Centre, providing easy access to all of Greater Belfast and the rest of the province.
- Weekly footfall of 45,000 people.
- Catchment population of approximately 1 million people within a 20 minute drive time.
- Established retailers in the scheme include Iceland, Dunnes, Boots, Peacocks, New Look, Poundland, JD Sports and Superdrug.

For more information, please contact:

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Location

Park Centre is one of Northern Ireland's longest established shopping centres, located approximately 2 miles from Belfast City Centre.

It is strategically located at Junction 1 of the M1 motorway where it meets the Westlink, providing easy access to all of Greater Belfast and the rest of the Province.

Approximately 80,000 vehicles pass the Centre each day with a catchment population of approximately 1 million people within a 20 minute drive time.

The Centre has a weekly footfall of 45,000 people, and has 800 free car parking spaces.

Description

Description	Sq Ft	Sq M
Frontage	115 ft	35.05 m
Ground Floor Sales Area	37,647	3,497.41
Ground Floor Ancillary	1,985	184.41
Total (Ground Floor)	39,632	3,681.81
First Floor Ancillary	9,284	862.48

Service Charge

£159,370 per annum

Insurance

£17,390 per annum

Rates

NAV: £346,500 (Rate in the pound 0.602803)

Rates Payable for 2018/19: £238,871

Title

Long leasehold at a peppercorn rent.

Price

Offers in excess of £925,000, subject to contract

Rent

£130,000 per annum exclusive, subject to contract

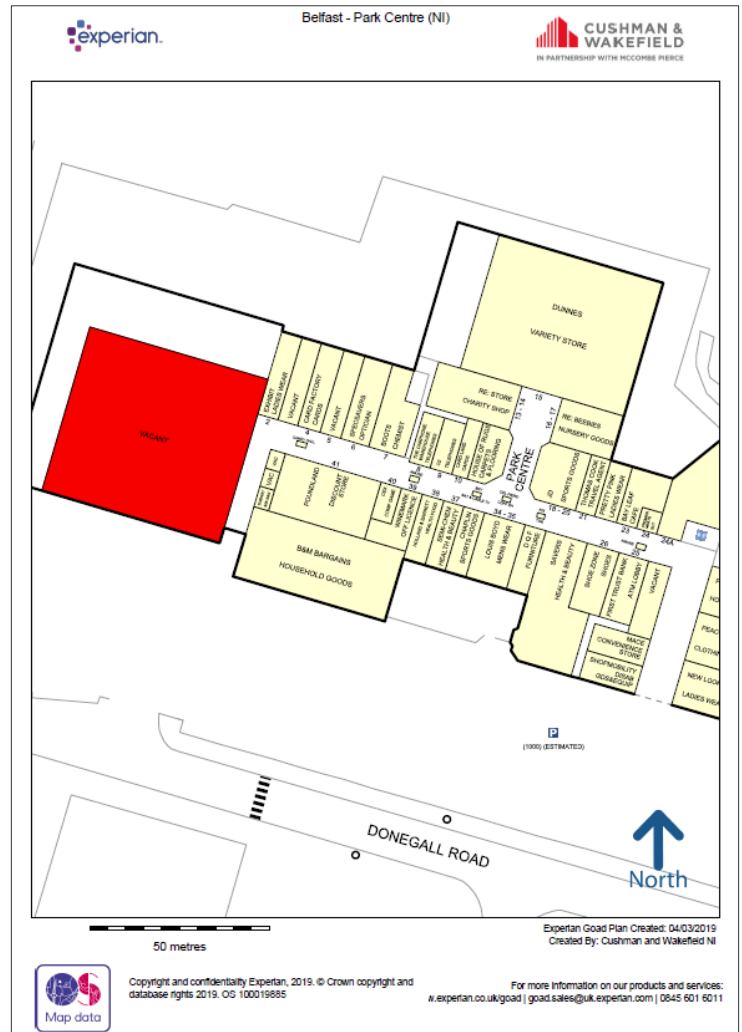
VAT

Please note all prices, rentals and outgoings are quoted net of VAT which may be chargeable.

EPC

The premises are certified D88 (certificate provided on

request)



For further information or arrangements to view please contact:

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