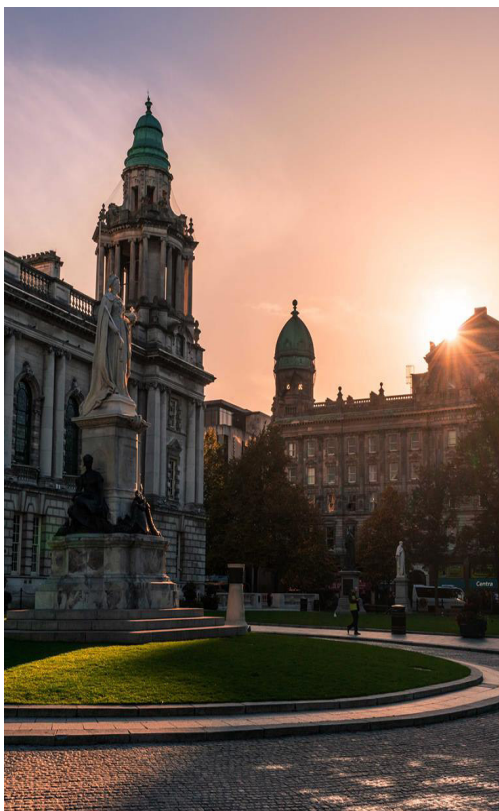


Independent

PROPERTY ESTATES



These particulars are given on the understanding that they will not be construed as part of a contract or lease. Whilst every care is taken in compiling the information, we give no guarantee as to the accuracy thereof and prospective purchasers are recommended to satisfy themselves regarding the particulars. We have not tested any heating or electrical systems

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PROPERTY ESTATES



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Unit 4, Connswater Shopping Centre, Belfast  
Rent - POA Plus Rates & Insurance Charges

- Prime Location in the Mall of Connswater Shopping Centre
- Approx 1,050 Sq. Ft
- Phenomenal Amount of Footfall
- Available for Immediate Occupation
- Over 60+ Retailers in Connswater
- Free Customer Parking
- Footfall in 2017 – 1.9 Million
- Footfall in 2018 – 2.4 Million

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Independent Commercial are delighted to receive instructions to introduce to the Rental Market an exciting opportunity to lease a Prominent Unit in Connswater Shopping Centre & Retail Park, Belfast.

Ideally positioned in the Mall of Connswater Shopping Centre, the Principle Retail Offering in East Belfast with Tenants including B&M Bargains, Lidl, Savers, Starbucks, Tim Hortons, The Range, Brand Maxx, Sports Direct and McDonalds.

Connswater is one of Northern Ireland's longest established Shopping destinations, serving its catchment for over 30 years and is regarded as the dominant Retail Complex in East Belfast comprising a 224,684 sq ft Shopping Centre and a 132,910 sq ft Retail Park. In 2017 Footfall was 1.9 million, increasing by circa 25% in 2018 to 2.37 million and this year there is an even greater increase in Footfall.

Belfast is Northern Ireland's Capital and Largest City with a population of approximately 340,000 and a further Metropolitan catchment population of approximately 700,000 within a 10 mile radius.



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