



home bargains



NEW LOOK

Iceland

WINEMARK

£ poundstretcher

PEACOCKS

Specsavers

Poundland

YOUR BRAND CENTRE STAGE

Strategically located just off the M1 motorway, adjacent to the Royal Victoria Hospital and within close proximity to the Boucher Road.



90,000

VEHICLES PER DAY
ON THE WESTLINK



2 MILES

FROM BELFAST
CITY CENTRE



2.3 MIL

ANNUAL FOOTFALL



793,236

PERSONS WITHIN
30 MIN DRIVE TIME



161,458

SQ FT GROSS
SELLING SPACE



44

RETAIL UNITS

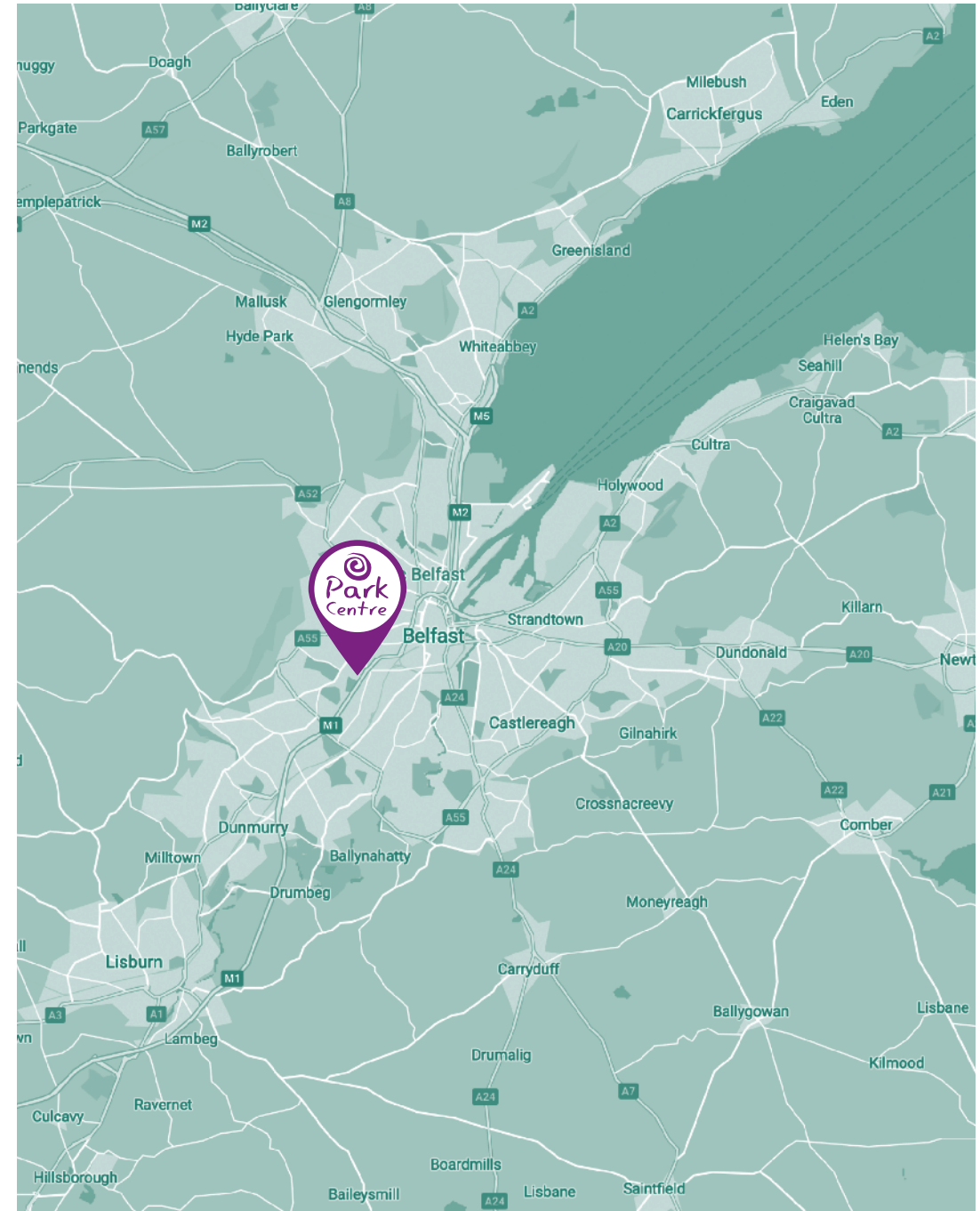
AND THERE'S MORE...

The Scheme is anchored by Home Bargains, B&M Bargains and Iceland. Other key retailers within the scheme include: **Specsavers, Peacocks, £Stretcher, New Look, Boots, Savers, Poundland and JD Sports.**



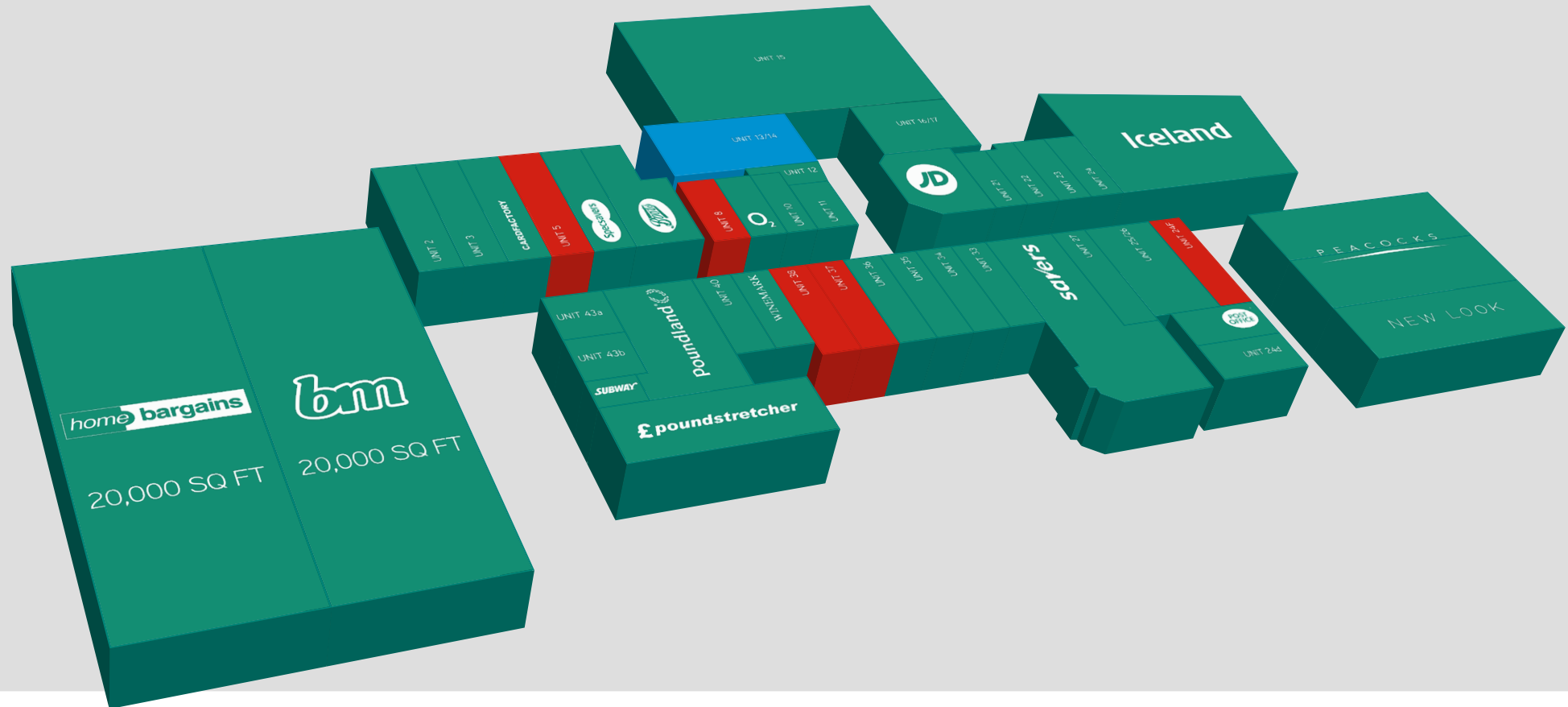
KEY STATISTICS

- Situated approximately 2 miles west of Belfast City Centre, located just at the start of the M1 motorway
- Over 90,000 vehicles per day on the Westlink
- Catchment population within a 15 minute drive time approximately 498,352 persons and 793,236 persons within a 30 minute drive time.
- Weekly footfall c 45,000 per week/Annual footfall approximately 2.3 million
- One of Northern Ireland's most successful and exciting shopping destinations. The scheme offers 161,458 sq ft (15,000 sq m) of gross selling space and anchored by Home Bargains, B&M Bargains and Iceland.
- Other key retailers within the scheme include: Specsavers, Peacocks, New Look, Boots, Savers, Poundland and JD Sports.





FLOOR PLAN



1A	Home Bargains*	Unit 9	O2*	Unit 22	Pretty in Pink	Unit 25/26 bank	Vacant	Unit 39	Winemark*
1BB&M*		Unit 10	The Rug Shop	Unit 23	JAM cafe	Unit 27	Jill Edwards Florist	Unit 40	Bringing Hope
Unit 2	Pretty in Pink	Unit 11	The Rug Shop	Unit 24	BUTCHER	Unit 28-32	Savers*	Unit 41/42	Poundland*
Unit 3	Belfast Celtic	Unit 12	Vacant	Unit 24a	Iceland*	Unit 33	PK Vapes	Unit 43a	Vacant
Unit 4	Card Factory*	Unit 13/14	AGREED	Unit 24b	Peacocks	Unit 34	Louis boyd Fashion	Unit 43b	Clonard Credit Union
Unit 5	Vacant	Unit 15	Under lease	Unit 24c	New Look*	Unit 35	Louis boyd Footwear	Unit 43c/d	Subway*
Unit 6	Specsavers*	Unit 16/17	Re-Store	Unit 24d	Connected Health	Unit 36	Chaplins	Unit 44	Poundstretcher*
Unit 7	Boots*	Unit 18/20	JD Sports*	Unit 24e	Mace/Post Office	Unit 37	Vacant		
Unit 8	Vacant	Unit 21	Hays Travel*	Unit 24f	Vacant	Unit 38	Vacant		

RENT

Rental information is available on application.

SERVICE CHARGE

Service Charge will be levied to cover the cost of repairs, maintenance, security and management. Further details on Service Charge can be made available on request.

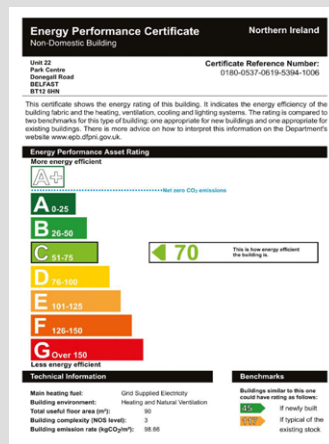
BUSINESS RATES

Business Rates will be the sole responsibility of the the Tenant if applicable.

The Rates payable figures above are based on Reval 2020 NAVs multiplied by current Rate poundage. We have been advised by Land and Property Services that the rate in the £ for 2022/23 is £0.551045.

EPC

The building has been rated as **C-70** under EPC regulations. A copy of the EPC Certificate is available adjacent and a Full copy available on request.



FOR FURTHER INFORMATION CONTACT:



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