

# TO LET

## RETAIL OPPORTUNITIES

**CBRE NI**  
PART OF THE AFFILIATE NETWORK

**Lambert  
Smith  
Hampton**

**UNITS 1-6, CHURCH ROAD, CARRYDUFF, BT8 8DT**



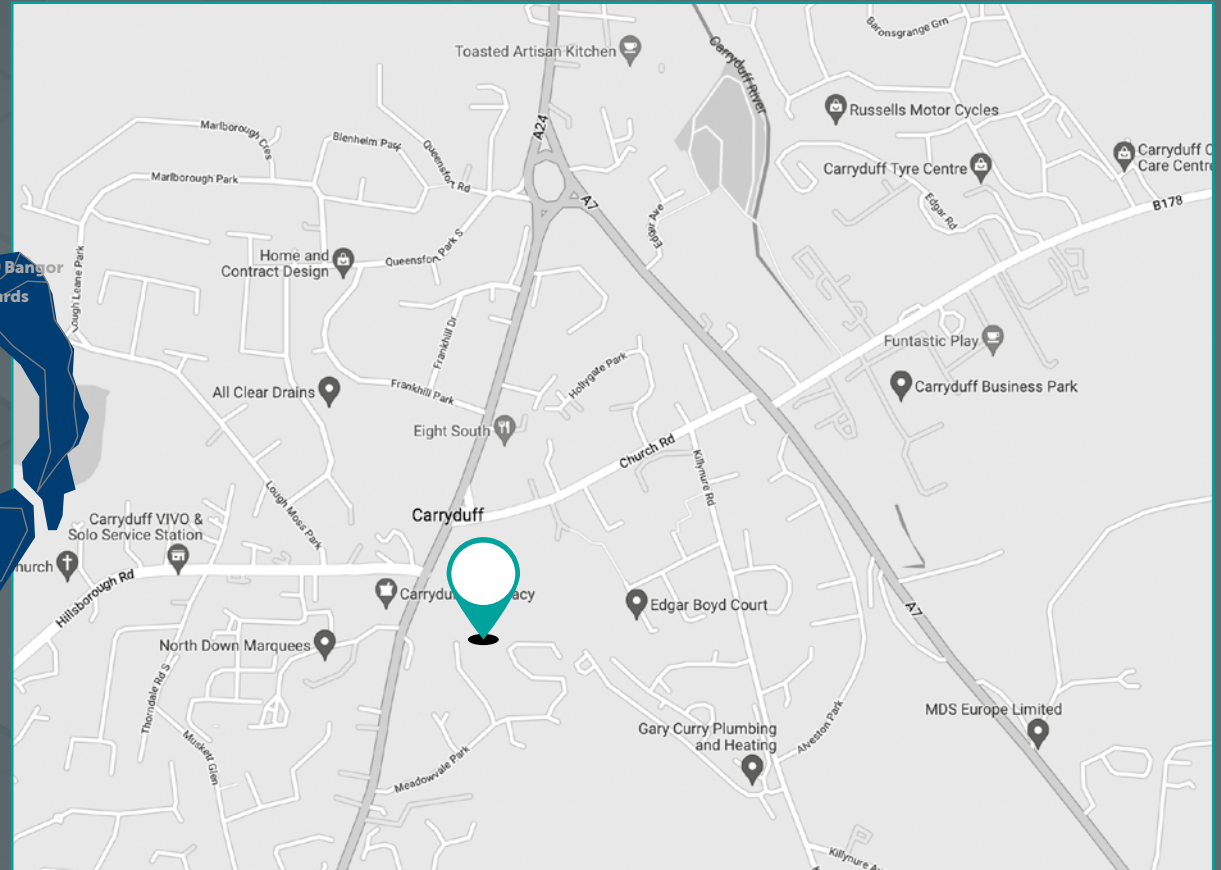
## EXCITING COMMERCIAL OPPORTUNITIES

Units available from 1,500 sq.ft. (143 sq.m)



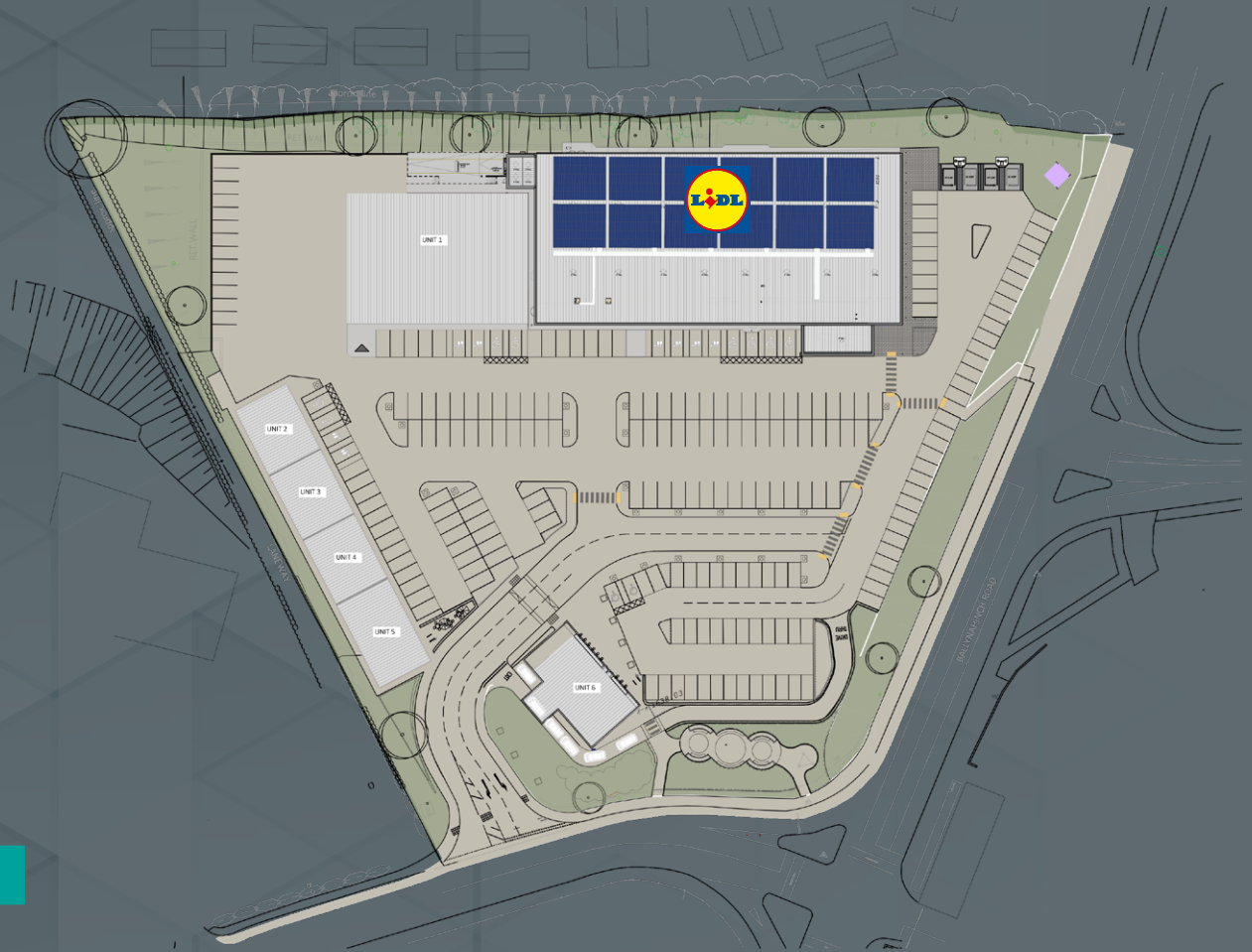
# LOCATION

The subject premises are situated on Church Road, Carryduff approximately 6 miles south of Belfast City and approximately 8.5 miles from both Lisburn and Ballynahinch. The immediately surrounding catchment comprises a mix of commercial uses and residential. Church Road is a busy commuter route carrying a large volume of vehicular traffic to and from the city on a daily basis.



## DESCRIPTION

The subject property, currently at the construction phase, with aimed completion in Q4 2023 comprises a large purpose built food store, a retail warehouse unit, a drive thru and 4 No. retail units. The scheme also benefits from 230 car parking spaces. The accommodation will be finished to developer's shell specification with glazed aluminium shop fronts and capped services ready for tenant fit out. The units will be suitable for a variety of uses subject to planning / statutory consents.



## ACCOMMODATION

Unit	Sq Ft	Sq M
1	8,997	836
2	1,539	143
3	1,539	143
4 (Under Offer)	1,500	139
5 (Under Offer)	1,991	185
6 Drive-Thru (Under Offer)	2,486	230



## LEASE DETAILS

On application.

## VAT

All prices, charges and outgoings are quoted exclusive of, but may be liable to Value Added Tax at the prevailing rate.

## RATES PAYABLE

The rates payable on these units will be assessed upon completion of the scheme. The poundage for non-domestic properties in Belfast for 2022/2023 is 0.551045.

## EPC

The property has not yet been rated under EPC regulations.

## CONTACT

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