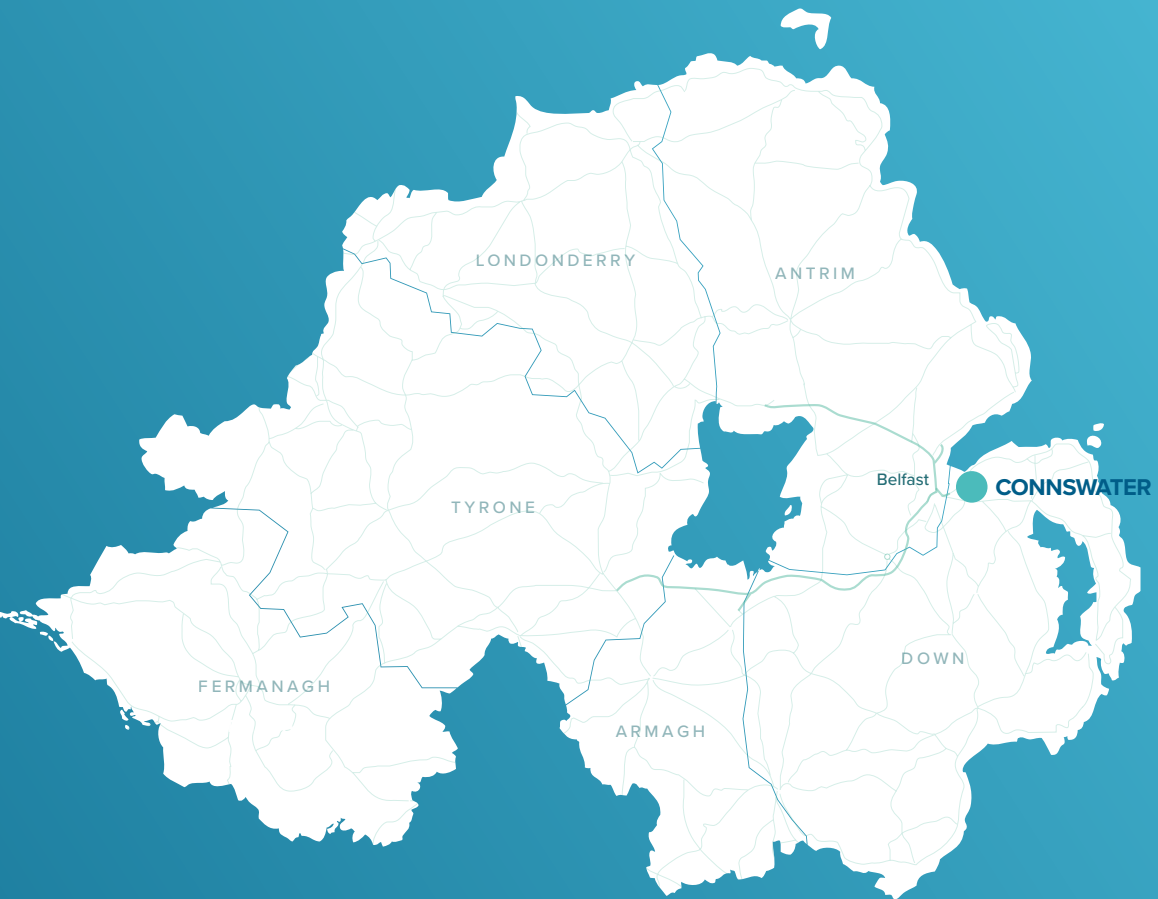


# CONNNSWATER.♥

TO LET

Retail / Food & Beverage Units





*Connswater Shopping Centre is situated 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 the two main arterial routes running to the east of the city.

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.

There has been significant infrastructural development in the scheme's immediate vicinity which includes improvements to the road networks, introduction of high quality paths through the Connswater Greenway Project and the construction of a bespoke CS Lewis visitor centre. Improvements to the surrounding area have helped to strengthen Connswater's positioning as both the retail and social hub of east Belfast.







65,000  
sq ft  
ANCHOR LETTING

3M  
INVESTMENT IN THE  
RANGE CONNSWATER

45%  
INCREASE IN FOOTFALL  
SINCE THE OPENING  
THE RANGE AND  
BRAND MAX



**CONNSWATER** ❤️





PRIMARY MARKET SHARE  
**52.3%**



SHOPPING CENTRE & RETAIL PARK  
**357,594 sq.ft**  
TOTAL AREA



**1,642**  
FREE CAR PARKING SPACES



TYPICAL AGE PROFILE  
**40-59**



GENDER SPLIT  
♂ **48%**  
♀ **52%**



**93,427**  
CORE CATCHMENT





# Catchment

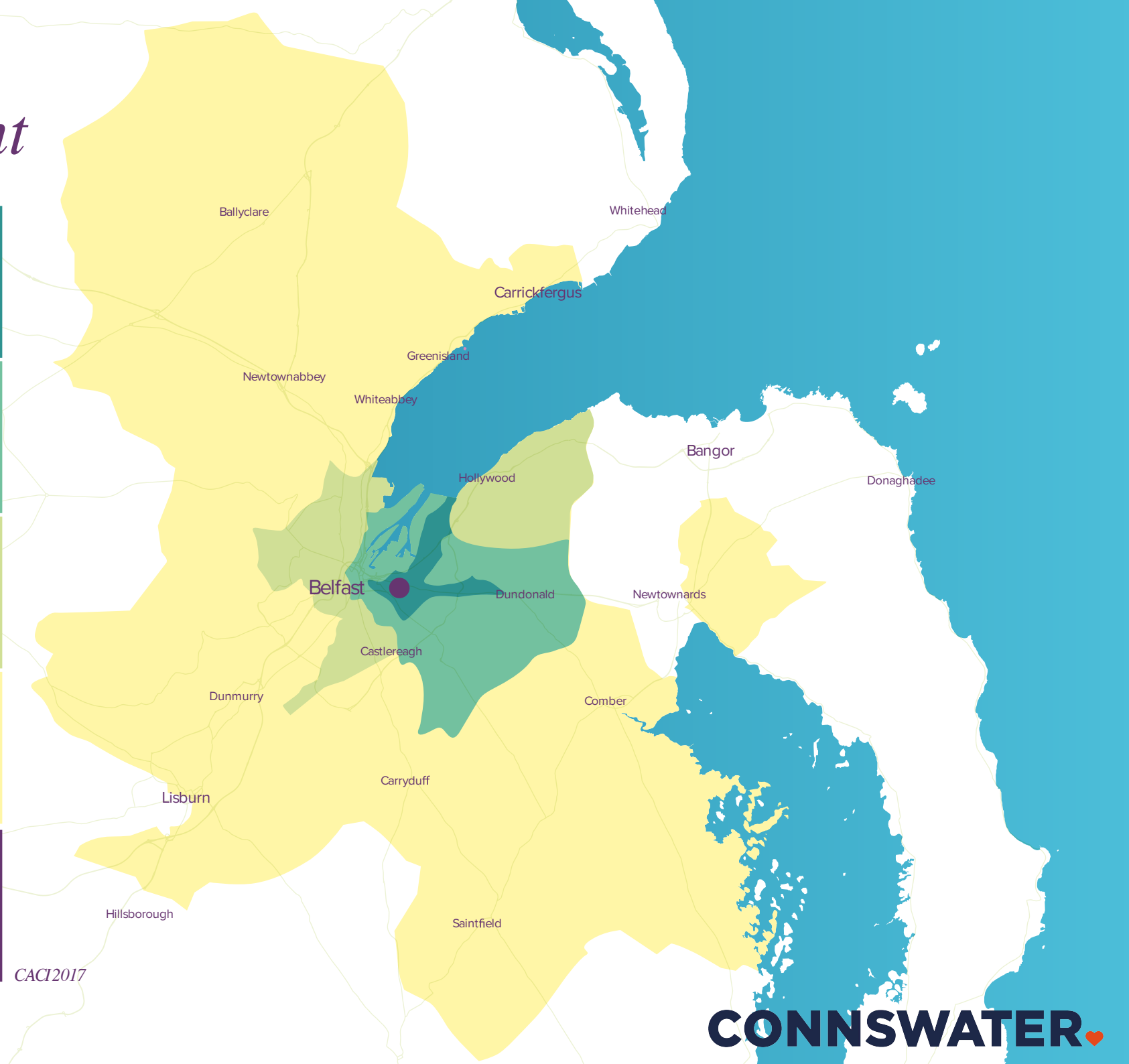
*Primary*  
32,866  
RESIDENTIAL CATCHMENT POPULATION  
£41,817,197  
WEIGHTED COMPARISON GOODS SPEND

*Secondary*  
60,561  
RESIDENTIAL CATCHMENT POPULATION  
£20,859,453  
WEIGHTED COMPARISON GOODS SPEND

*Tertiary*  
141,169  
RESIDENTIAL CATCHMENT POPULATION  
£12,181,108  
WEIGHTED COMPARISON GOODS SPEND

*Quaternary*  
357,772  
RESIDENTIAL CATCHMENT POPULATION  
£8,287,197  
WEIGHTED COMPARISON GOODS SPEND

*Total*  
592,368  
RESIDENTIAL CATCHMENT POPULATION  
£83,144,954  
WEIGHTED COMPARISON GOODS SPEND



CACI2017



# CURRENT OCCUPIERS INCLUDE

# CONNSWATER







P



- ➔ Flexible Terms Available
- ➔ Enterprise Opportunities
- ➔ Pop-Up Requirements





# CONN SWATER

## *Further Information*

For further information or to arrange a viewing, please contact:

## *Leasing Agents*



**Stephen Smith**  
079 7652 3666  
028 90438555  
[Stephen.Smith@cbreni.com](mailto:Stephen.Smith@cbreni.com)

## *Asset Manager*



**Matthew McNutt**  
028 9027 8899  
077 2553 4159  
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