

CRUMLIN ROAD,  
BELFAST  
BT14 6AA

LAST REMAINING RETAIL UNIT  
and F&B units available

# HILLVIEW

## RETAIL PARK







## Description

Hillview Retail Park is a high specification retail terrace extending to c. 93,000 sq ft anchored by Lidl (22,500 sq ft) and Home Bargains (25,000 sq ft). *The scheme provides a parade of 5 additional retail units of 8,530 sq ft each, café/restaurant pod and drive through opportunities for food and beverage operators, all of which are serviced by c. 900 customer car parking spaces.* The retail park benefits from an extensive road frontage to both Crumlin Road and Hillview Road with excellent customer access and unrivalled prominence.



# 93,000 sq ft





HILLVIEW RETAIL PARK  
CRUMLIN ROAD, BELFAST

home bargains



SCREWFIX

TO LET



\*1 mile from  
Belfast City Centre



## Location

Hillview Retail Park is situated on one of Belfast's key arterial routes approximately *1 mile north of Belfast City Centre* and within easy access of the primary motorway network.

The immediate catchments are densely inhabited with an estimated population of 60,000 within a 5 minute drive time band. The catchment remains significantly under provisioned in terms of retail offering per capita which is further evidenced by the catchment map of the immediate and surrounding vicinities. Further demographic details can be provided to interested parties on request.





## Opportunity

The scheme represents an extremely rare opportunity to secure representation within a regional city catchment which is significantly under provisioned with retail floor space. The commitment from Home Bargains and Lidl to open anchor units within the retail terrace together with JD Gyms' first unit on the Island of Ireland, Screwfix and Starbucks openings, highlight the true potential of this location for retailers and F&B operators alike. The surrounding area is currently experiencing substantial public and private sector investment which will continue to improve the infrastructure, job opportunities and housing provision within the area.

## Planning

The scheme benefits from Open Class 1 retail consent on the main terrace together with approvals for the remaining café/restaurant pod and drive-thru offerings.

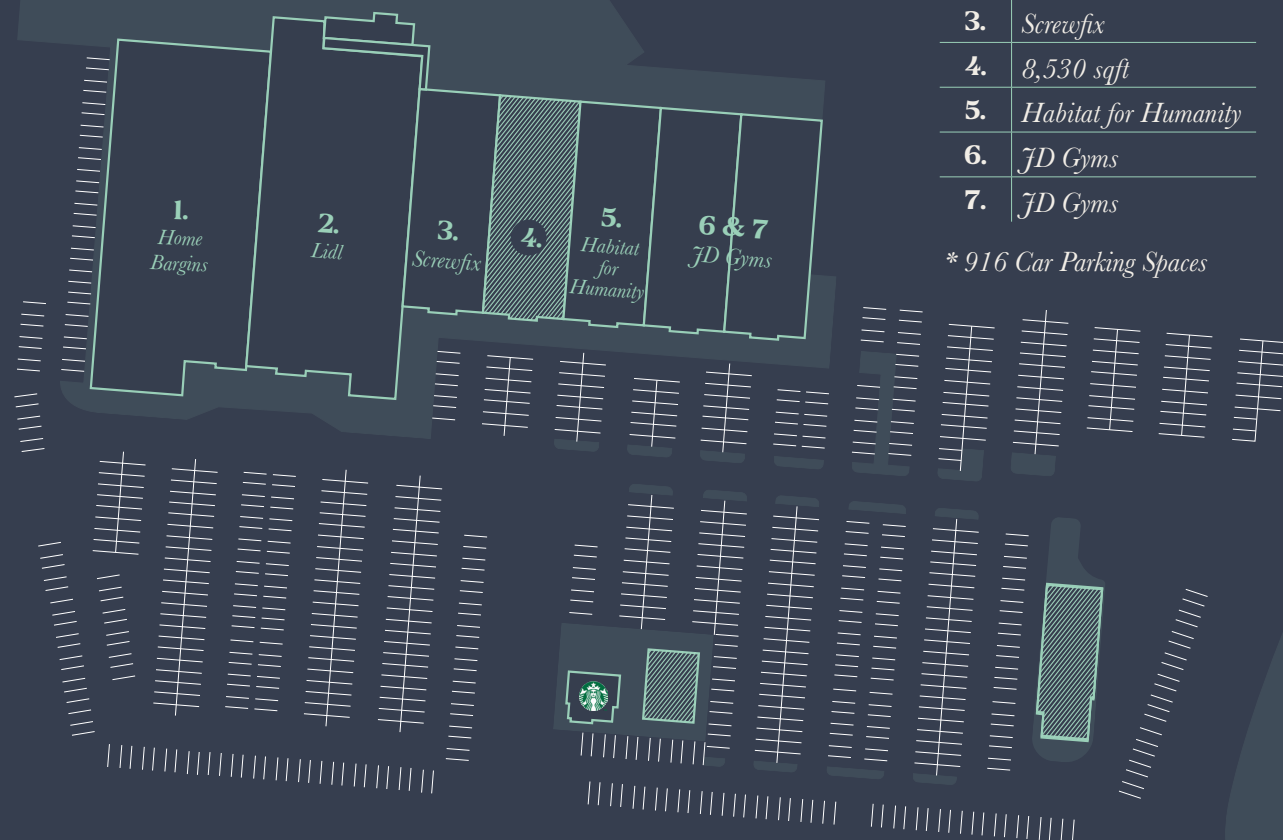
## Lease Details

Rent:	£11.00 per sq ft
Service Charge:	Currently estimated £1.65 per sq ft for the current year
Net Annual Value:	£47,500
Rate in £ 2024/25:	0.599362
Rates Payable:	Circa £28,470 (subject to confirmation from LPS)
EPC:	Available upon request

## F&B Pods

Drive To Café Unit – 1,985 sq ft  
Drive Thru Unit – 4,555 sq ft  
(capable of sub-division)

Available on a to-let basis.  
Please contact agents  
for further information







*\*The immediate catchments are densely populated with an estimated population of 60,000 within a 5 mile drive time band.*

**\*60,000 population within 5miles**



## Contact

### CBRE NI

PART OF THE AFFILIATE NETWORK

### CBRE

32-38 Linenhall St  
Belfast BT2 8BG

#### Stephen Smith

Stephen.Smith@cbreni.com  
079 7652 3666



**CUSHMAN &  
WAKEFIELD**

**McCOMBE  
PIERCE**

#### Mark Riddell

Mark.riddell@cushwake-ni.com  
079 2018 6523

#### Martin McKibbin

Martin.mckibbin@cushwake-ni.com  
077 1526 9699



**KILLULTAGH**

### KILLULTAGH

Asset Manager

#### Matthew McNutt

matthew.mcnutt@killultagh.com  
07725 534159 028 9027 8899

### DISCLAIMER :

*These particulars are issued by CBRE & McCombe Pierce LLP (and its subsidiaries) on the understanding that any negotiations relating to the property are conducted through them. Whilst every care is taken in preparing them, CBRE & McCombe Pierce LLP (and its subsidiaries) for themselves and for the vendor/lessor whose agents they are, give notice that:- (i) the particulars are set out as including descriptions, dimensions, references to condition, permissions or licenses for uses or occupation, access or any other details are given in good faith and are believed to be correct, but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves (at their own expense) as to their correctness, (iii) neither CBRE, McCombe Pierce LLP (and its subsidiaries), nor any of their employees have any authority to make any or give any representation or warranty in relation to the property.*