

To Let

Excellent Retail/Showroom/Trade Counter/Warehouse/Leisure Premises
21A Bloomfield Avenue, Belfast, BT5 5AA



**CUSHMAN &
WAKEFIELD**



**McCOMBE
PIERCE**



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21A Bloomfield Avenue, Belfast, BT5 5AA



Property Highlights

- Occupying a prominent and highly accessible position immediately adjacent to Connswater Shopping Centre & Retail Park.
- Substantial ground floor unit extending to approx. 8,000 Sq Ft (743.23 Sq M).
- Fronting a c. 85 space public car park.
- Suitable for a variety of uses, subject to any necessary statutory consents.
- Immediately Available.

Location

Situated just off the Newtownards Road approx. 2 miles east of Belfast City Centre the subject property occupies a prominent and highly accessible position immediately adjacent to Connswater Shopping Centre & Retail Park, one of the province's premier retail destinations.

The Newtownards Road is a main arterial route in East Belfast benefitting from high volumes of vehicular and pedestrian traffic and is well served by public transport forming part of the city's Glider network. The locality, which has seen considerable investment in recent years, comprises an array of commercial uses together with high density residential development.

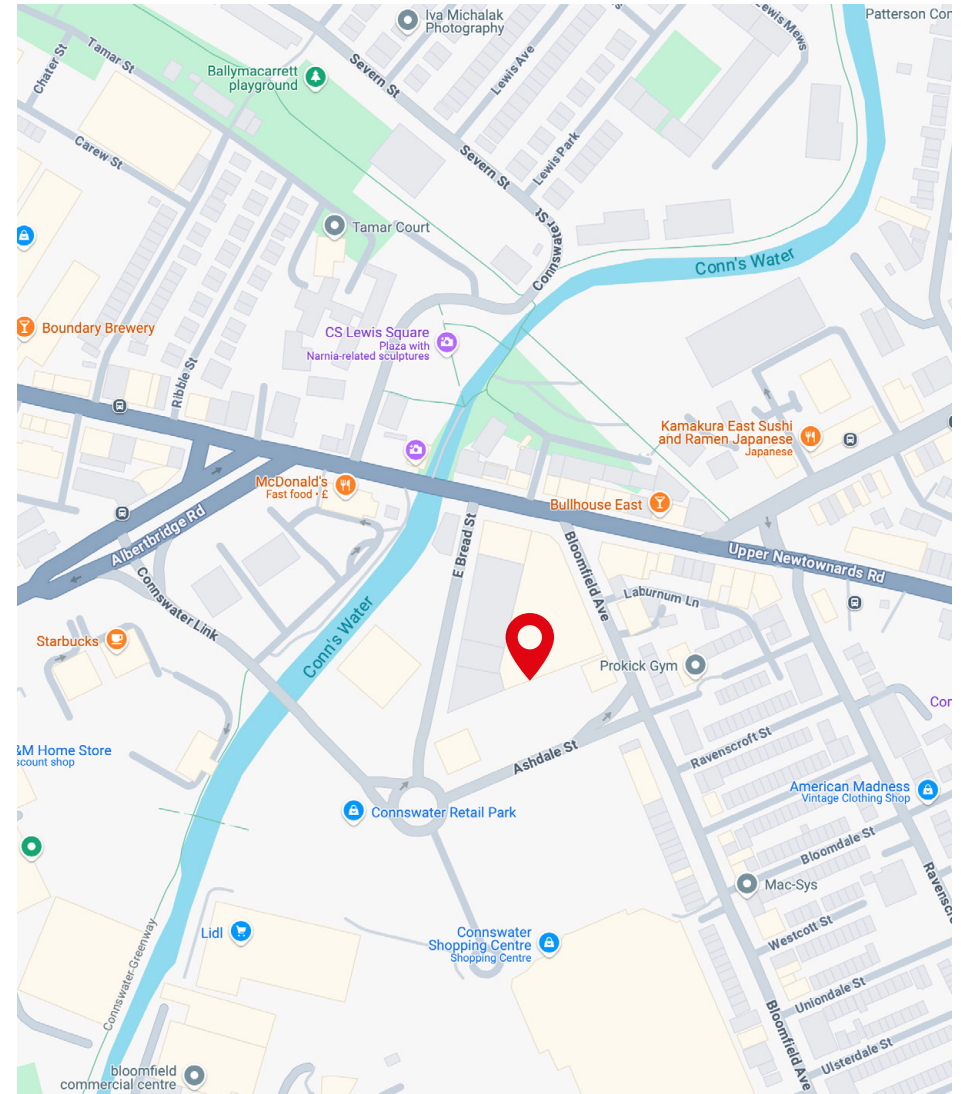
Notable neighbouring commercial occupiers include McDonalds, Ulster Bank, Starbucks, Tim Hortons, Lidl, B&M, Home Bargains and Jollies.

Description

Substantial ground floor commercial unit forming part of a large mixed-use development which is anchored by Wyse Byse department store.

The premises has c. 130 Ft (40 M) of frontage to the c. 85 space Ashdale Street public car park with servicing and vehicular access from East Bread Street.

Internally the unit is finished to a shell specification with a floor to ceiling height of approx. 13 Ft (4 M).



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Accommodation

The property provides the following approximate internal area:

Description	Sq Ft	Sq M
Ground Floor	8,000	743.23
Total	8,000	743.23

Subdivision of c. 5,300 Sq Ft (492.39 Sq M) and c. 2,700 Sq Ft (250.84 Sq M) may be considered.

Lease Details

Term: By Negotiation, subject to a minimum of 5 years.

Rent: On Application.

Repairs: Tenant responsible for all repairs and maintenance to the demise.

Service Charge &

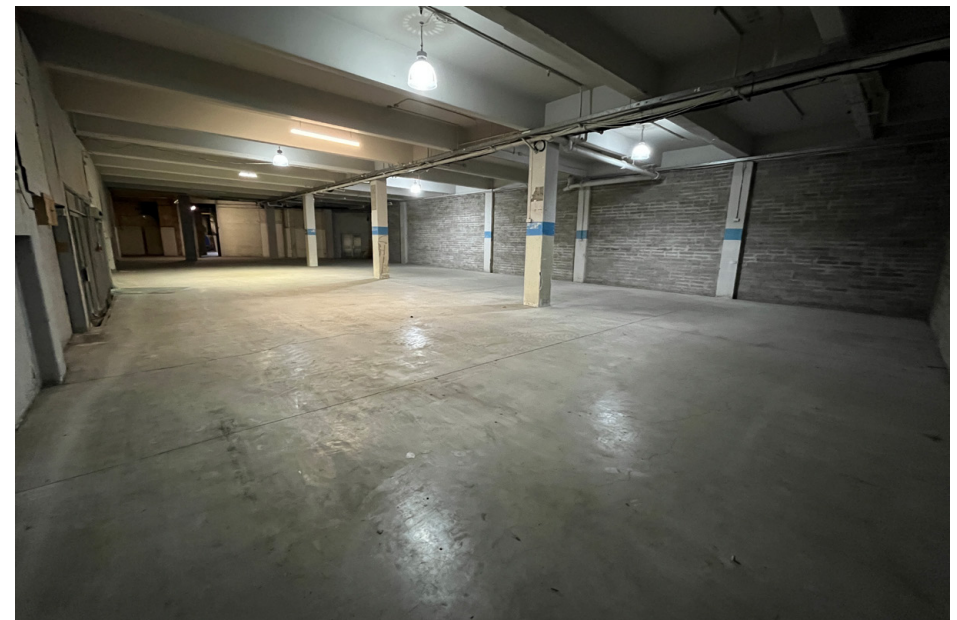
Buildings Insurance: Tenant to pay a fair proportion. Amount payable TBC.

Non Domestic Rates

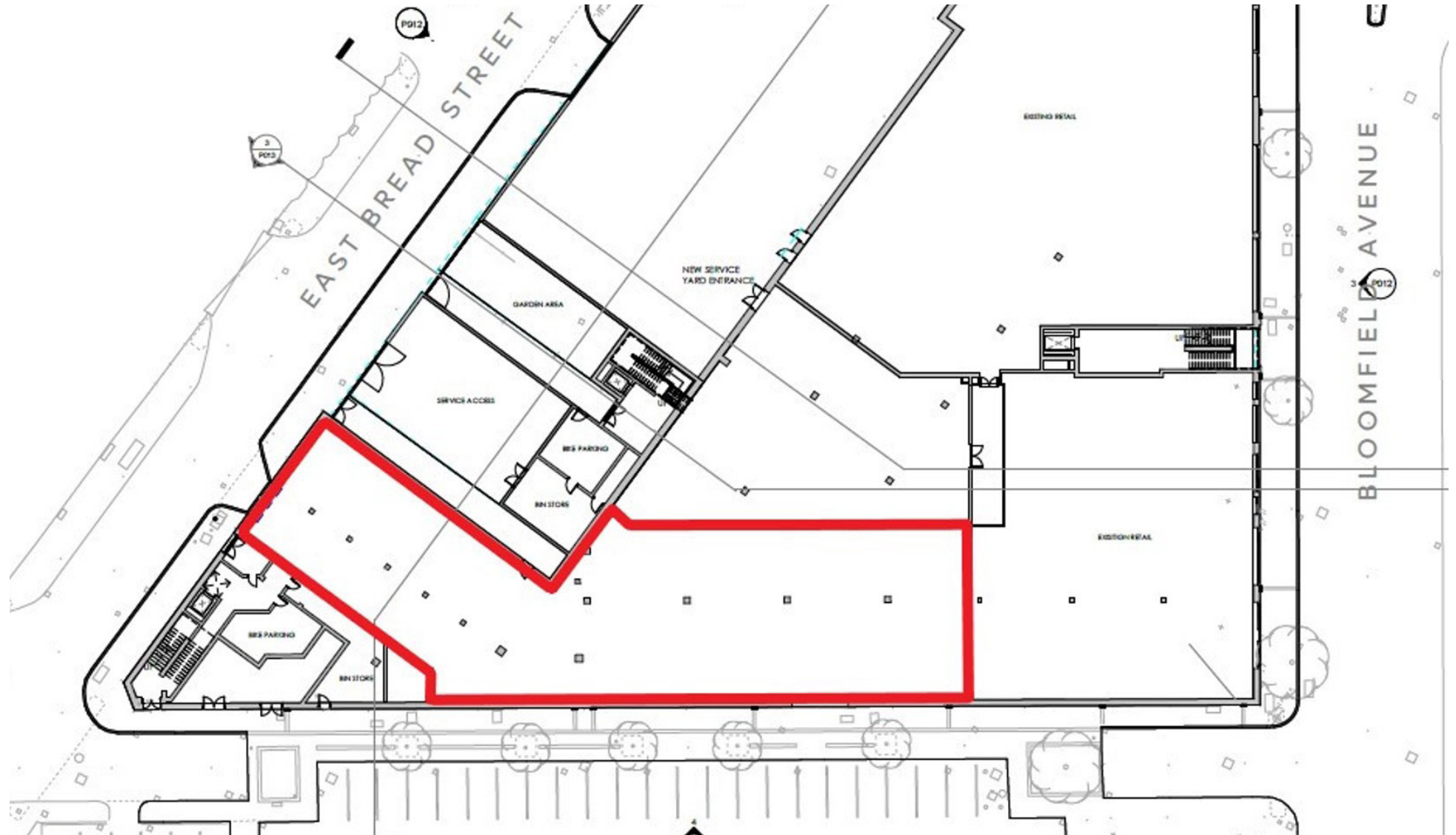
To be assessed by Land & Property Services.

VAT

We are advised that the property is not currently VAT Registered.



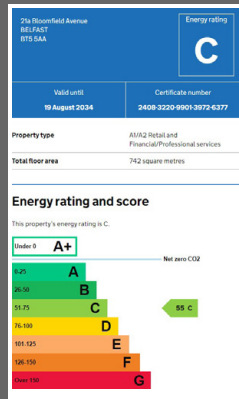
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Proposed Demise

Not To Scale. For indicative purposes only.

EPC



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