

The Lisney logo consists of the word "Lisney" in a white, sans-serif font, enclosed within a white rectangular border. This is set against a solid red background.

Lisney

The tdk logo features the lowercase letters "tdk" in a bold, white, sans-serif font. To the right of "tdk", the words "commercial", "property", and "consultants" are stacked vertically in a smaller, white, sans-serif font. The entire logo is set against a blue background.

tdk commercial
property
consultants

.....
TO LET
.....

**HIGHLY PROMINENT
RETAIL UNITS**
.....

**39/53 BLOOMFIELD AVENUE,
BELFAST, BT5 5AA**

The background image is a black and white photograph of a street scene. It shows a row of three-story brick buildings. The ground floor of the buildings has various storefronts, some with signs like "budd", "Crystal Spirit", and "SUPERIOR PALACE". There are cars parked along the street, and a person is walking on the sidewalk. A large red semi-transparent rectangle is overlaid on the right side of the image, containing text.

Your Property. Our Business.

PROPERTY SUMMARY

- 3no. units of 1,420 sq. ft. (134 sq. m.) over Ground and First Floors
- Adjacent to Connswater Shopping Centre and Retail Park
- Excellent Retail Opportunity suitable for a variety of uses
- Units available for immediate occupation

LOCATION

Belfast is Northern Ireland's capital and largest city with a population of c. 700,000 and a further extensive catchment population within a 10 mile radius.

The subject units are prominently located along Bloomfield Avenue, a vibrant suburb approximately 2 miles from Belfast City Centre which benefits from high volumes of both passing vehicular and pedestrian flow.

The units sit next to Connswater Shopping Centre and Retail Park, the principle retail offering in East Belfast Belfast with tenants including B&M Bargains, Lidl, Maplin, Argos and Poundland.

ACCOMMODATION

The retail development comprises of 5 no. two storey self-contained units finished to a high specification and available for immediate occupation.

The units are ideal for a number of retail and leisure uses including fashion boutiques, showrooms, beauticians, hairdressers, B1 office use and hot food/café users (subject to the necessary

	SQ FT	SQ M	NAV	RATES
Unit 2	1,420	132.00	£6,750	£3,669.88
Unit 3	1,420	132.00	£6,700	£3,841.90
Unit 5	1,420	132.00	£6,750	£3,870.57

Figures are exclusive of Small Business Rates Relief which is applicable to rating assessments of up to £15,000 NAV

LEASE DETAILS

Term	Negotiable
Rent	£10,000 p.a.x.
Rent Reviews	Every 5th year on an upward only basis
Repairs	Effectively full repairing and insuring by way of service charge

VAT

Prices, outgoings and rentals are exclusive of but may be liable to Value Added Tax.

EPC

Unit 2	EPC* Rating of D88
Unit 3	EPC* Rating of C52
Unit 5	EPC* Rating of C69

**Energy Performance Certificates available on request.*

VIEWING AND FURTHER INFORMATION

Strictly by prior appointment with joint agents:

Lisney

Contact: Lloyd Hannigan
Tel: 028 9050 1501
Email: lhannigan@lisney-belfast.com

TDK Commercial Property Consultants

Contact: Keith Lamont
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