



TO LET

Unit 5, 39/53 Bloomfield Avenue, Belfast, BT5 5AA

Highly Prominent Retail Unit

Lisney

Features

- 1,420 sq. ft. (132 sq. m.) of high profile retail accommodation over ground and first floors.
- Adjacent to Connswater Shopping Centre and Retail Park.
- Excellent Retail Opportunity suitable for a variety of uses.
- Available for immediate occupation.

Location

Belfast is Northern Ireland's capital and largest city with a population of approximately 340,000 and a further metropolitan catchment population of approximately 700,000 within a 10 mile radius.

The subject property is 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 unit is adjacent to Connswater Shopping Centre and Retail Park, the principle retail offering in East Belfast with tenants including B&M Bargains, Lidl, Starbucks, Argos and Poundland.



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Description

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

The subject unit is 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 consents).

Accommodation

FLOOR LEVEL	AREA (SQ FT)	AREA (SQ M)
Ground Floor	710	65.96
First Floor	710	65.96
TOTAL	1,420	131.92

Rates

NAV:	£6,750
Rate in the £ 17/18:	0.592681
Rates Payable:	£4,000

Figures are exclusive of 20% Small Business Rates Relief which is applicable to rating assessments of up to £15,000 NAV.

Repairs

The space will be let on effectively full repairing and insuring terms via service charge recovery



Service Charge

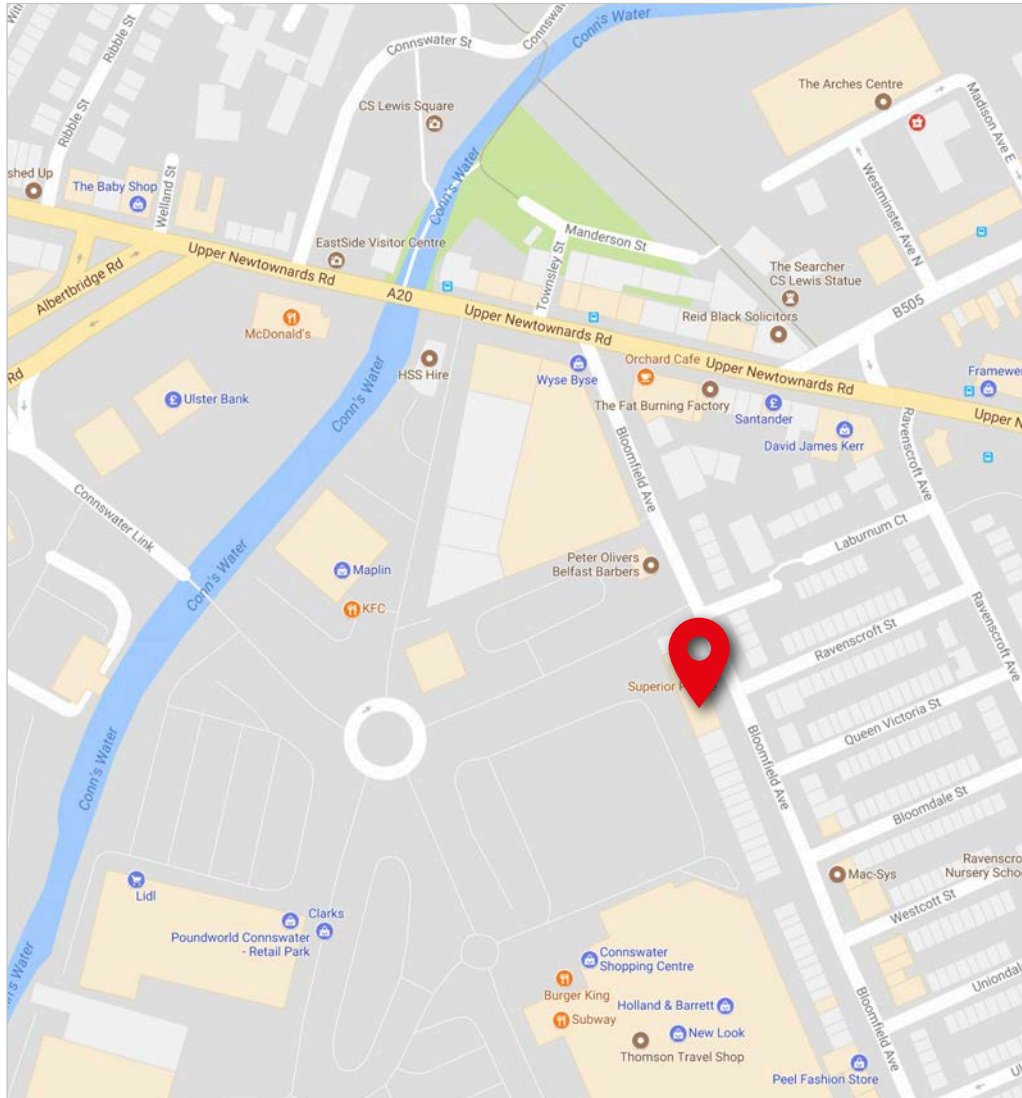
A service charge will be levied to cover an appropriate proportion of the cost of external repairs and maintenance, security and upkeep of common areas.

The service charge for the unit is £1,158 plus VAT.

Insurance

An incoming tenant will be responsible for reimbursing the landlord for a proportionate amount of the total buildings insurance premium.

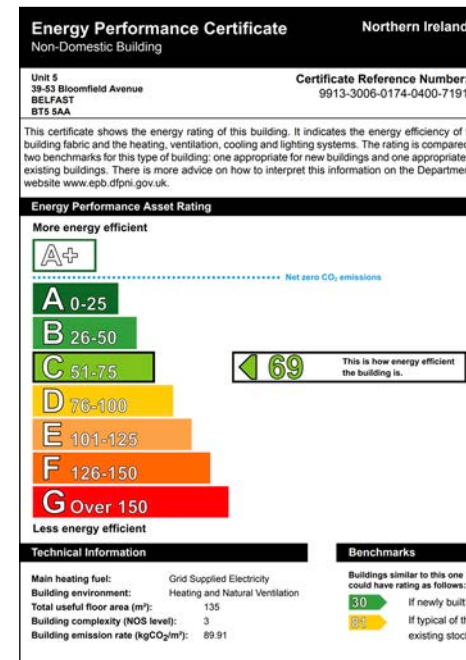




EPC Rating - C69

The property has an energy rating of C69.

A full certificate can be made available upon request.



Lease Details

Term: Negotiable

Rent: £12,000 p.a.x

VAT

All prices, outgoings and rentals are stated exclusive of but may be liable to VAT.

Contact

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