

CBRE NI
PART OF THE AFFILIATE NETWORK

tdk Property

Park Centre

PARK CENTRE

TO LET – HOT FOOD / CAFÉ UNITS

UNITS 44A/ 44B PARK CENTRE, BELFAST, BT12 6HN

LOCATION

Situated approximately 2 miles west of Belfast City Centre, located just at the start of the M1 motorway.

Over 90,000 vehicles per day on the Westlink

Catchment population within a 15 minute drive time approximately 498,352 persons and 793,236 persons within a 30 minute drive time.

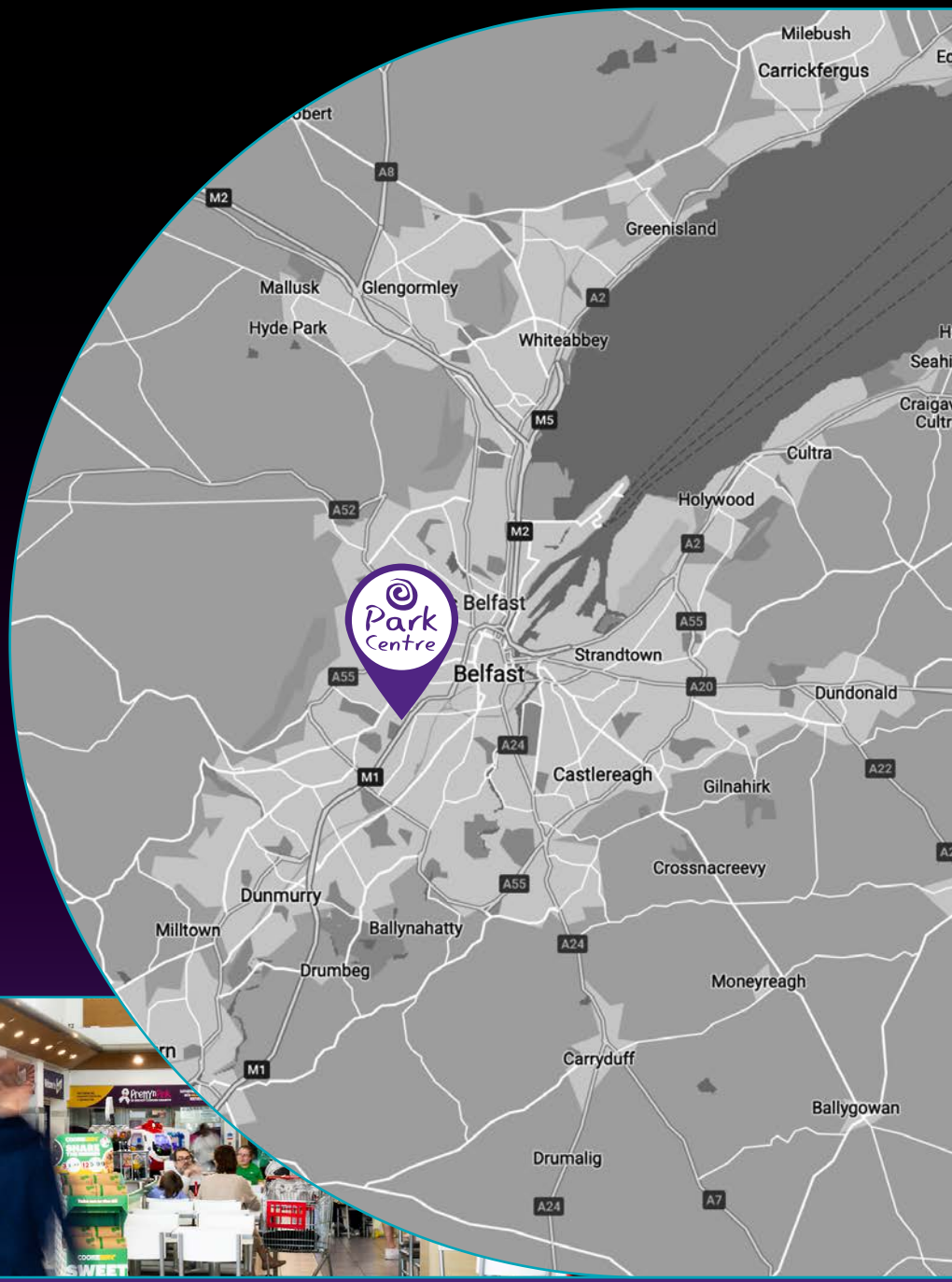
Weekly footfall c 30,000 per week

The scheme provides 161,458 sq ft (15,000 sq m) and is anchored by Home Bargains, B&M and Iceland.

Other key retailers within the scheme include: Specsavers, Peacocks, New Look, Boots, Savers and Poundland.

The scheme provides 500 car park spaces.

home bargains b&m Iceland





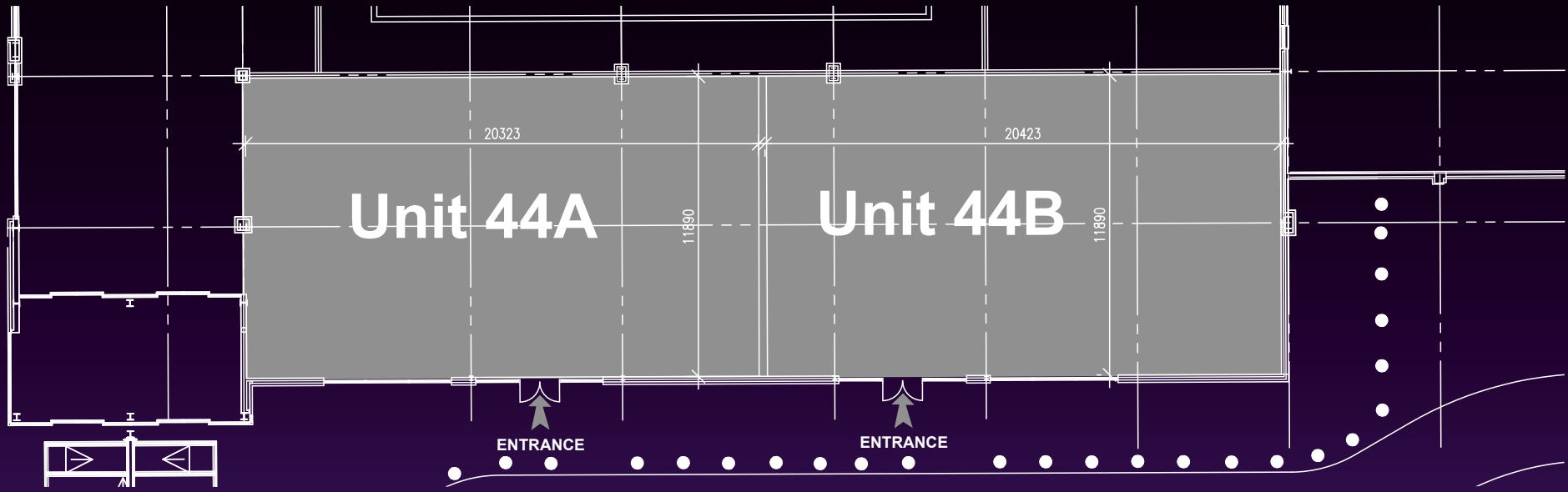
DESCRIPTION

Planning has been granted for the subdivision of Unit 44 to create two café/ takeaway units (Ref: LA04/2025/1635/F). The units will be finished to a developers shell specification with services brought to distribution point and ready for tenant fit out.

ACCOMMODATION

UNIT 44A – 2,600 SQ FT / 241.60 SQ M

UNIT 44B – 2,613 SQ FT / 242.79



PROPOSED PLAN

1:100@A1

PARK CENTRE Belfast

TERM
10 YEARS.

RENT
On Application.

RENT REVIEW
5th year upwards only to market value.

REPAIRS
Effective full repairing and insuring lease.

SERVICE CHARGE
TBC

INSURANCES
Tenant to reimburse the landlord for the cost of insuring the property.

RATEABLE VALUE
Net Annual Value (NAV) – Non-Domestic Rate Poundage 2026 – 2027 –
Estimated rates payable – TBC
Interested parties are advised to make their own enquiries with the Land & Property Serivces

VAT
The figures quoted are exclusive of, however, may be subject to VAT.

EPC
To be assessed upon completion.

AML
CBRE NI and TDK Property are required to obtain evidence of the identity and proof of address of potential purchasers/tenants as part of mandatory anti-money laundering checks.

FOR FURTHER INFORMATION CONTACT:

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Customer Due Diligence - As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 – http://www.legislation.gov.uk/uksi/2017/692/made. Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with CBRE NI and TDK Commercial Property Consultants LLP. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

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FLOOR PLAN


SERVICE YARD
PRETTY IN PINK
BELFAST CELTIC MUSEUM
Card Factory
AMERICAN CANDY
Specsavers
Boots
RE-STORE
VINTAGE
FUN ZONE
ANGEL NAILS
RUGS & INTERIORS 4 HOME
AVAILABLE UNIT 18-20
HAYS TRAVEL
PRETTY IN PINK
JAM
PREMIER MEATS
Iceland
STORE ENTRANCE
NERA EYEBROW BAR
TOP GIFT
home bargains
b&m
AVAILABLE UNIT 43A
CREDIT UNION
SUBWAY
Poundland
AVAILABLE UNIT 38
WINEMARK
RUGS & INTERIORS 4 HOME
CHAPLINS
LOUISE BOYD SHOES
LOUISE BOYD FASHION
PK VAPES
savers
AVAILABLE UNIT 27
AVAILABLE UNIT 25 & 26
SALON FIRST
MORGAN GROUP
POST OFFICE
CONNECTED HEALTH
UNIT 44A
UNIT 44B
SERVICE YARD
Bonmarché
PEACOCKS
NEW LOOK
ENTRANCE
ENTRANCE
STORE ENTRANCE