



TO LET

Units ranging from c. 244 sq m to 1,400 sq ft

Cityside Retail & Leisure Park, Belfast BT15 1JH



LOCATION / DESCRIPTION

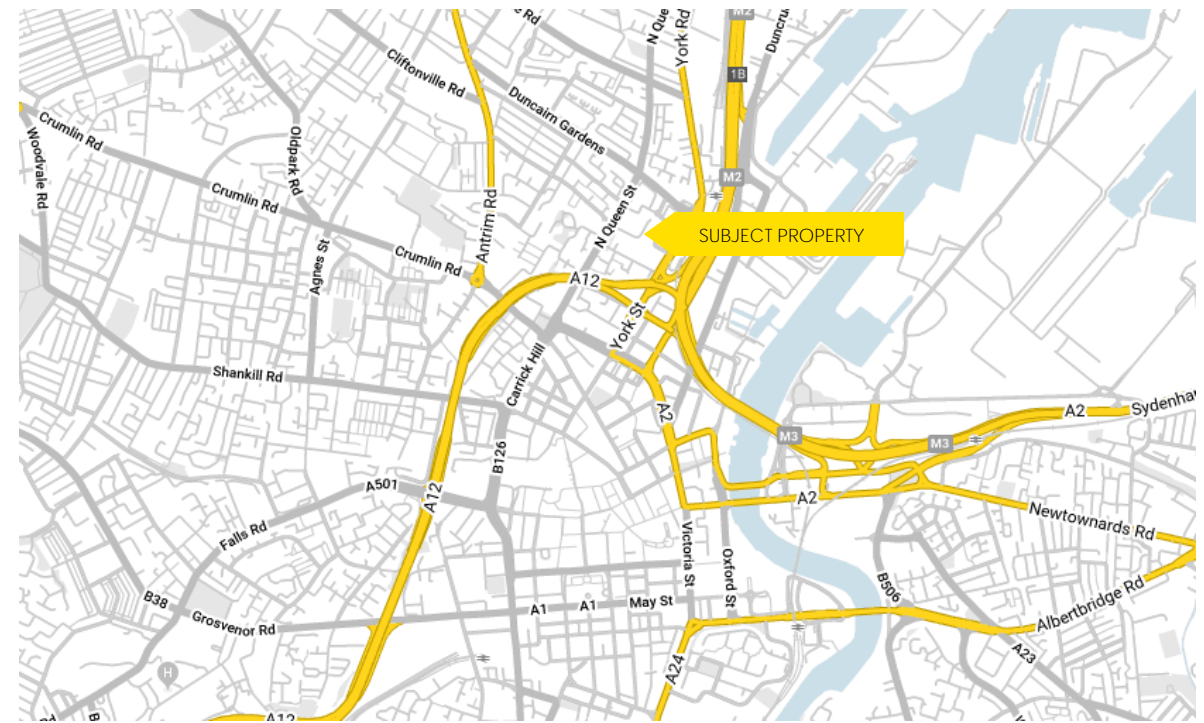
Cityside Retail & Leisure Park is one of Northern Ireland's biggest retail and leisure developments comprising a gross floor area of c. 365,000 sq ft.

The units occupy prominent positions within the retail mall beside the main entrance.

Would suit a variety of complimentary retailers to include a Butchers, Fashion Clothing, Dry Cleaners, Card Retailers etc.

Other traders in the Mini Mall, anchored by Tesco, include Boots the Chemist, Mackays and Eyecare.

Other traders within the Cityside Retail & Leisure Park which benefits from c. 1,100 free car parking spaces include a 14 screen multiplex cinema, a health / leisure and family entertainment centre, Asda Living, New Look, Sports Direct, Home Bargains, Peacocks, B&M Bargains, and Poundland.

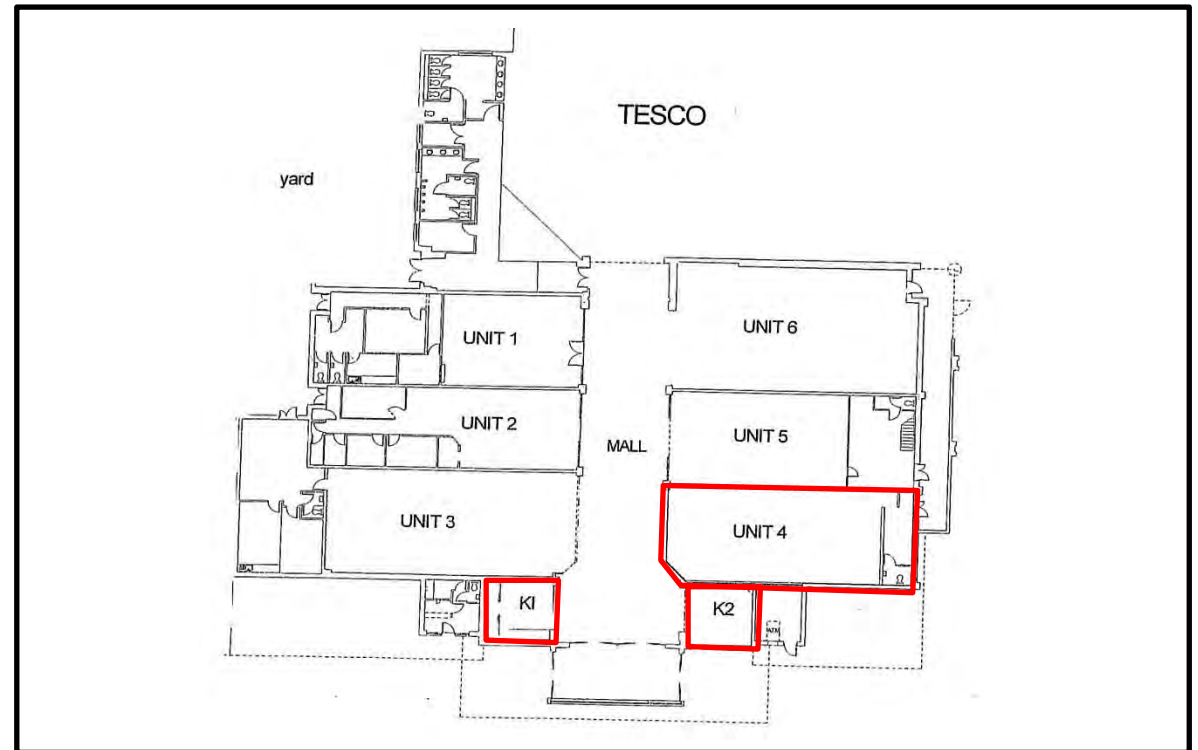


ACCOMMODATION

DESCRIPTION	AREAS	
UNIT 4	c.130 sq m	1,400 sq ft
KIOSK 1	c. 23 sq m	244 sq ft
KIOSK 2	LET	

LEASE DETAILS

TERM:	Negotiable subject to periodic upward only Rent Reviews.	
RENTAL:	UNIT 4:	AGREED
	KIOSK 1:	£12,500 per annum
	KIOSK 2:	LET
REPAIRS/INSURANCE:	Effective full repairing and insuring lease by way of a service charge contribution.	
SERVICE CHARGE:	A service charge will be levied to recover the cost of external repairs, security and the general maintenance of the Mini Mall and Park.	
AVAILABILITY:	Further details on request	

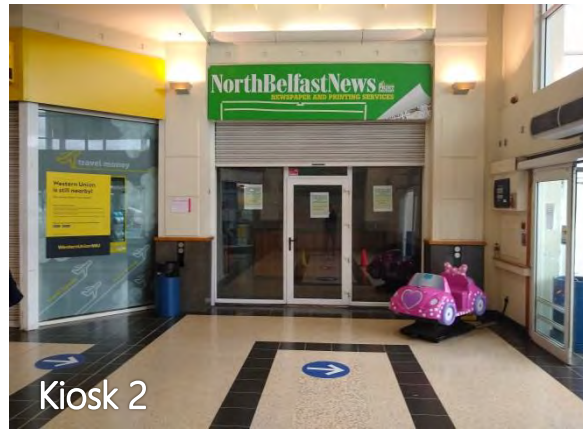




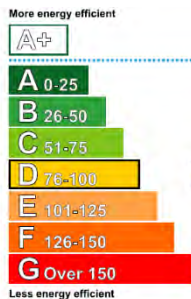
Unit 4



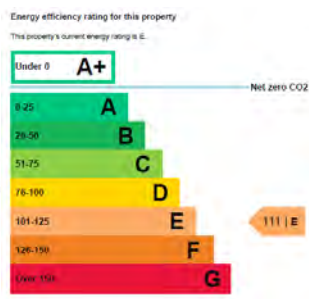
Kiosk 1



Kiosk 2



Unit 4



Kiosk 1



Kiosk 2

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 5 years from when you cease to have a contractual relationship with OKT. 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.

NAV

We are advised by the Land and Property Service that the NAVs are as follows:

- Unit 4 AGREED
- Kiosk 1 £7,000
- Kiosk 2 LET

Please note that all perspective tenants should make their own enquiries to confirm the NAV / rates payable

VAT

All prices, outgoings etc are exclusive of, but may be subject to VAT.

FURTHER DETAILS



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Ref: IMCC/EC/1920

OKT for themselves and for the Vendors or Lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.