

SHANE RETAIL PARK BOUCHER ROAD, BELFAST BT12 6HR

The leading bulky goods retail park in Belfast, Northern Ireland



Shane Retail Park



EZ LIVING COMING SOON
OAK FURNITURELAND NOW OPEN
COSTA COFFEE NOW OPEN

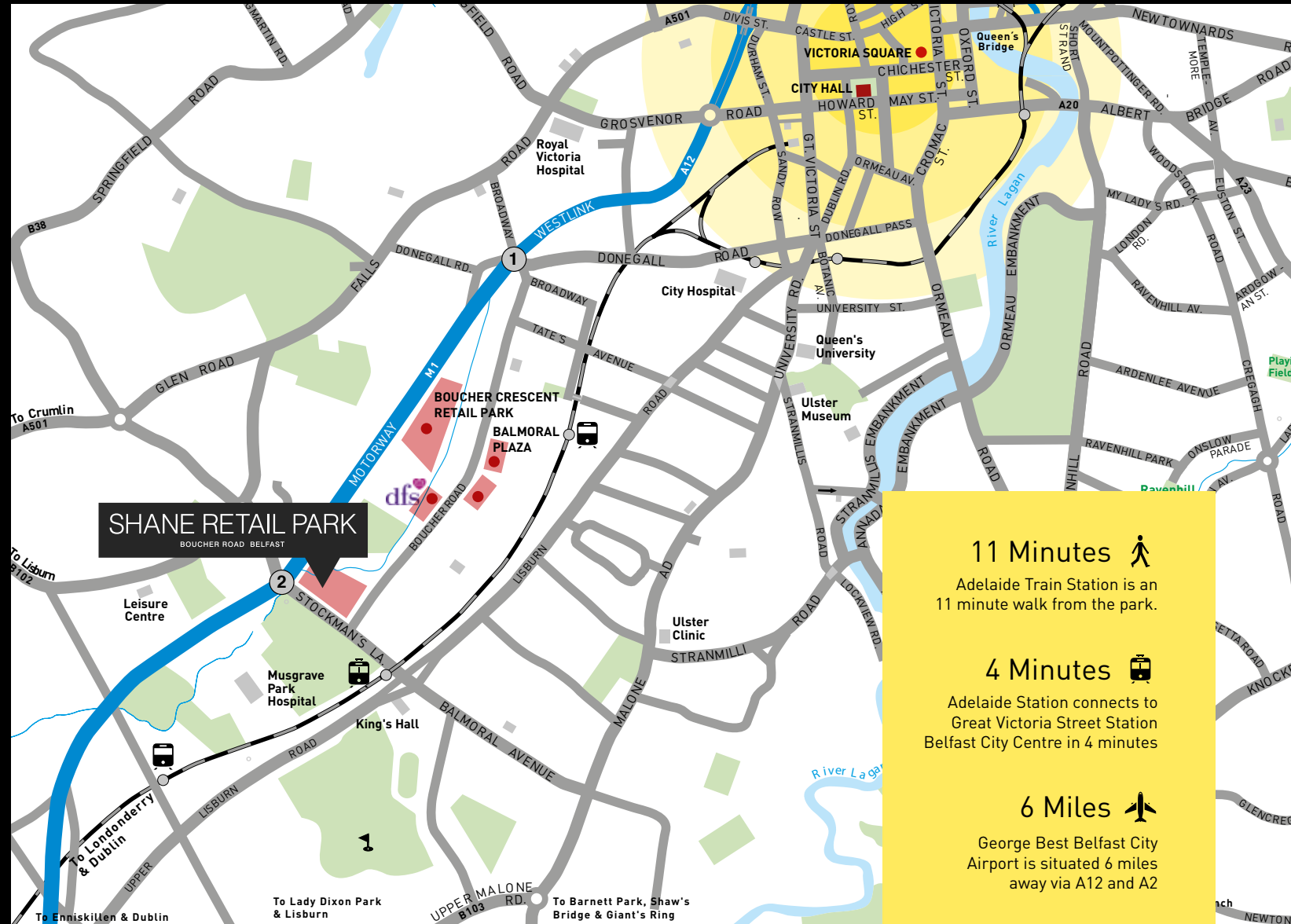
LOCATION


Approximately 61,500 vehicles daily pass junction 2 M1 from which Shane Park can be accessed


Belfast is the capital of Northern Ireland and is the second largest city on the island of Ireland outside of Dublin. The city has a population of 739,000 within its primary catchment area.


The scheme is located c. 2 miles west of Belfast City centre adjacent to Northern Ireland's main motorway, the M1 which provides strong links to the rest of the Province. Shane Retail Park can be accessed off Junction 2 M1 and Stockman's Lane onto Boucher Road, and given its unique location, Shane Retail Park is the gateway to the main retail warehousing destination in NI, Boucher Road.

Boucher Road is a thriving business and retail catchment area that is home to many of the leading fashion retailers, retail warehousing tenants and car dealerships..



11 Minutes 
 Adelaide Train Station is an 11 minute walk from the park.

4 Minutes 
 Adelaide Station connects to Great Victoria Street Belfast City Centre in 4 minutes

6 Miles 
 George Best Belfast City Airport is situated 6 miles away via A12 and A2

RETAIL PARK PLAN

360,000 people live within a 5 mile radius

UNIT	TENANT	TOTAL AREA
01	Homebase	71,787
02A	Argos	15,022
02B	Dreams	12,058
03	Harveys	21,052
04	EZ Living Furniture	10,764
05	Carpet Right	10,764
06/07	Smyths Toys	24,753
08	Dunelm Mill	41,530
09	Oak Furnitureland	10,981
10	Vacant	3,175
11	Diamond Kitchens	3,175
12	To be Constructed (Mezzanine)	10,000 (7,500)
13	To be Constructed	1,500
14	Costa Coffee	2,000

679 free car parking spaces available.



- Comparison Average Household spend for 5 mile radius: £3,843 compared to UK average of £3,138
- Average spend per household significantly higher than the UK average: Convenience Average Household spend for 5 mile radius: £2,253 compared to UK average of £2,018
- Higher than average population under 44 years old

[Source: Pitney Bowes Business Insight and Office National Statistics]



DESCRIPTION DETAILS

Shane Park is located at the Southern Entrance of the Boucher Road - Northern Ireland's premier retail warehouse destination.

Anchored by a 72,000 sqft Homebase, the scheme consists of a further 8 units – Oak Furnitureland, Harveys, Argos, Smyths Toys, Dunelm Mill, Carpetright and Dreams - and 2 trade counter units. The scheme offers further development and asset management opportunities.

Ownership

Marathon Asset Management

Scheme Size

c.168,000 sqft/15,608 sqm (Existing)

Planning Consent

- Main Retail Units - Open consent with restrictions referred to as "Bulky goods"
- Trade Counter Units

EPC

Individual unit EPCs are available upon request.

Future Development

The scheme has planning for a number of additional units ranging from c.1,500 sqft to c.10,000 sqft suitable for a number of retail uses. These will be located on the main car park as identified on the plan.

Current Availability

Please contact the joint letting agents for details on available opportunities.



Please note this image is for identification purposes only.

CONTACT



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