

To Let Retail Opportunity

Unit 28, Rushmere Shopping Centre, Craigavon



- Prominent position within Rushmere Shopping Centre along the prime pitch
- Unit extends to approximately 7,475 sq ft on the ground floor with 2,212 sq ft at basement level
- Nearby retailers include Debenhams, TK Maxx, River Island and Topshop
- Footfall of 5 million per annum
- 1,800 free car parking spaces onsite

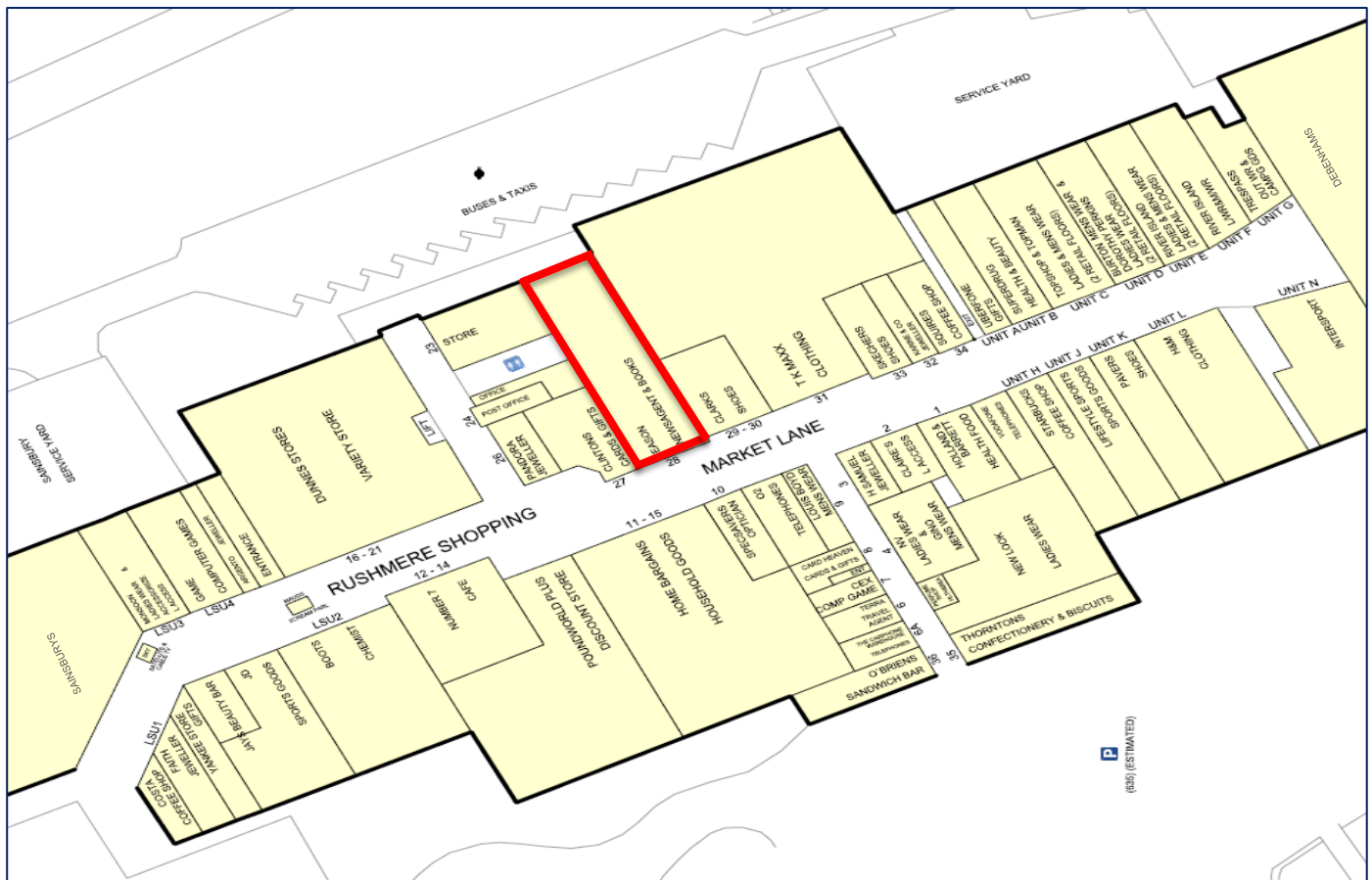
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Location

Rushmere is one of the largest retail centres in the Province. Located some 30 miles to the west of Belfast, the scheme benefits from excellent road access and over 1,800 free surface car parking spaces. The retail park provides 130,000 sq ft of the retail space and is anchored by Homebase, Next, and Matalan. The centre currently has a footfall of 5 million per annum with the retail park creating additional footfall.

Description

Unit 28 occupies a prime position within Rushmere. The unit is a regular in shape providing generous dimensions with further storage at basement level.

Accommodation

The unit provides the following approximate areas:

Floor	Sq ft	Sq m
Ground Floor	5,354	497
Basement	2,121	197
Total	7,475	694

Lease Details

Rent: £190,000 per annum

Term: 15 Years subject to contract

Rent Review: 5 yearly review pattern

Service Charge & Insurance: Estimated at £32,000

Trader Association: Estimated at £3,588

Rates Assessment

We are advised by Land and Property Services that of the following:

Unit	NAV	Multiplier 2018/2019	Rates Payable
28	£118,500	0.589932	£69,907

EPC

Available upon request

Further Information/ Viewings

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VAT

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax

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