

TO LET

[OPPORTUNITY](#)[SUMMARY](#)[LOCATION](#)[DESCRIPTION](#)[LEASING](#)[CONTACT](#)

TEMPTING RESTAURANT OPPORTUNITY

PREMIER LOCATION UNITS RANGING
FROM 1.160 SQ FT UPWARDS



**HOLYWOOD
EXCHANGE**
BELFAST

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RESTAURANT OPPORTUNITIES

SUMMARY

- New build units finished to an exceptionally high specification with extensive public piazza/seating area and situated adjacent to the existing retail terrace and Ikea at Hollywood Exchange, Belfast.
- Highly prominent location with customer base extending to the existing retail park/Ikea to adjacent Sydenham Business Park, Hollywood and wider Belfast contribution.
- Sydenham Business Park and Titanic Quarter are estimated to contain a working population of c.15,000 with limited existing catering provision.
- Retail uses considered (subject to planning).
- Flexible unit sizes available from 1,160 sq ft upwards.



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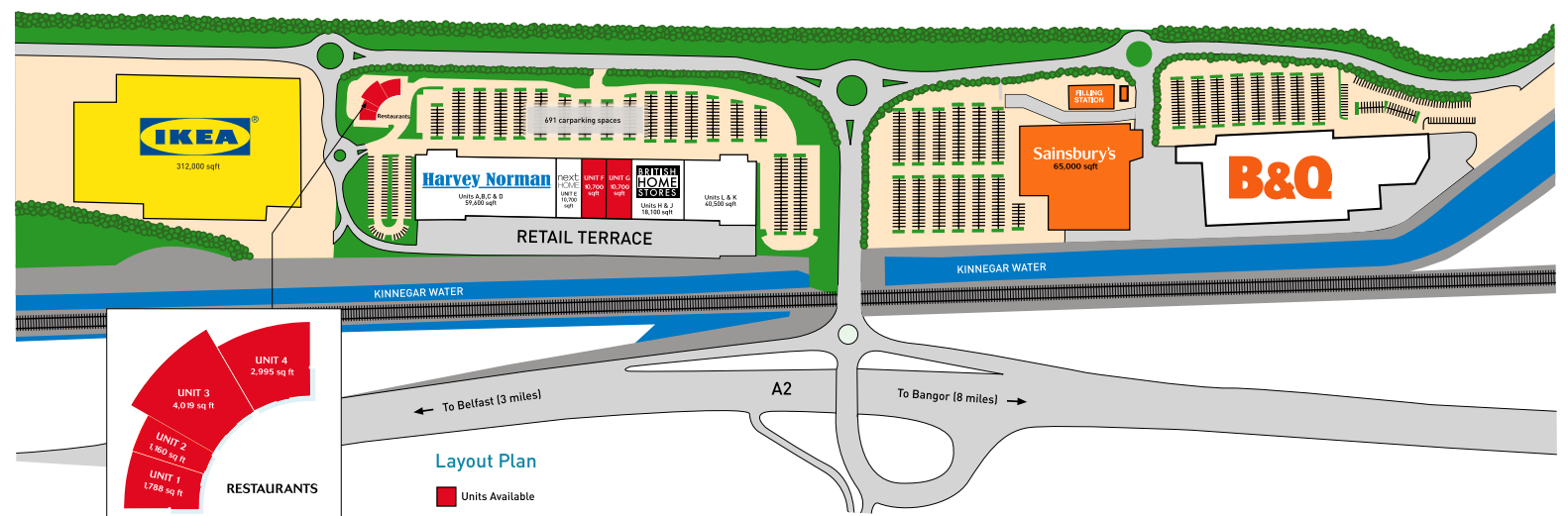
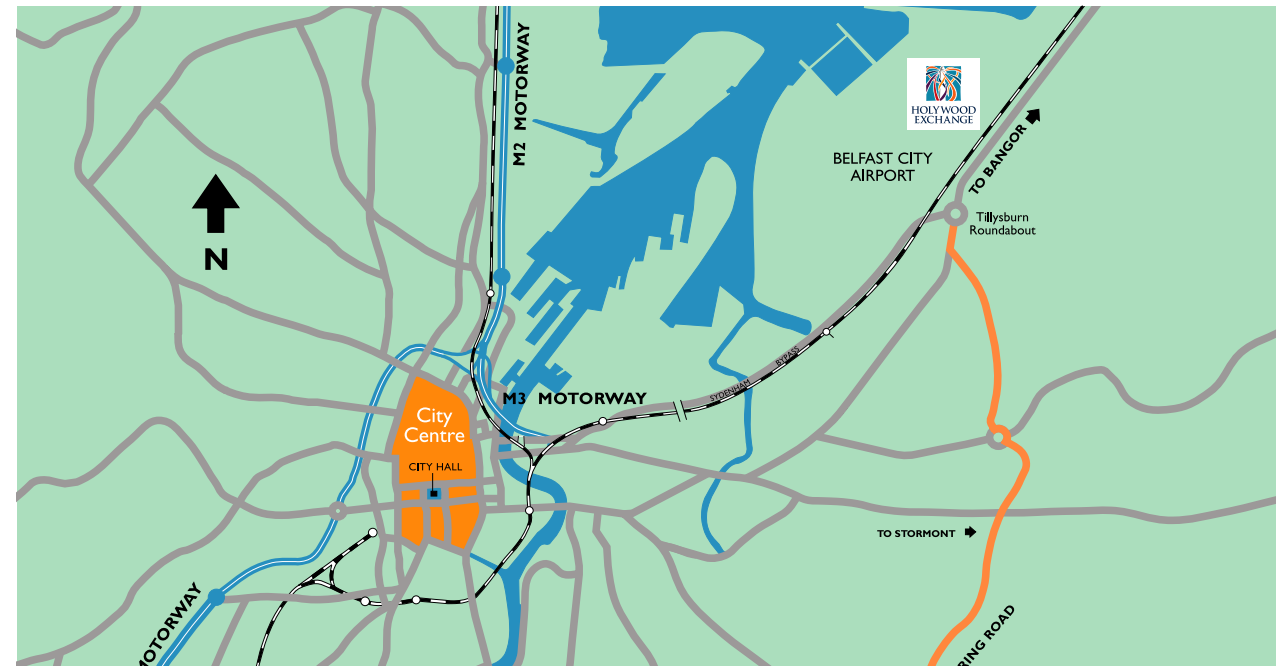


HOLYWOOD
EXCHANGE

LOCATION

Hollywood Exchange occupies a landmark position 3 miles east of Belfast City Centre and 8 miles from Bangor. The site is situated adjacent to the town of Hollywood with its wide range of shops and services. Hollywood Exchange is located at the primary gateway into Belfast Harbour Estate, approx 0.5 miles north of Tillysburn roundabout.

Hollywood Exchange is accessed directly from the A2 carriageway and is one of Northern Ireland's premier retail locations with Ikea, Sainsbury's, B & Q, Decathlon, Next Home, Harvey Norman and Bhs Home. The scheme contains a number of key retailers with this location representing their only Northern Ireland store and the development is therefore a key destination within the wider Belfast and general Northern Ireland retail hierarchy.



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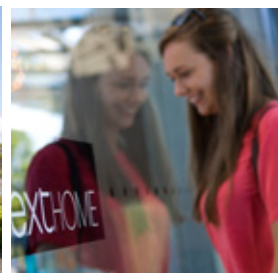
RESTAURANT OPPORTUNITIES

DESCRIPTION

These new build units are constructed to a high specification with full height glazing and benefit from an extensive public piazza to facilitate external seating and customer circulation.

The units range in size from 1,160 sq ft upwards and specific individual space requirements can be considered.

It is expected that the units will be available for fitting out September 2012. Plans and specifications can be made available upon request.

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HARVEY
SPACK FIELD

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RESTAURANT OPPORTUNITIES

TENANCY

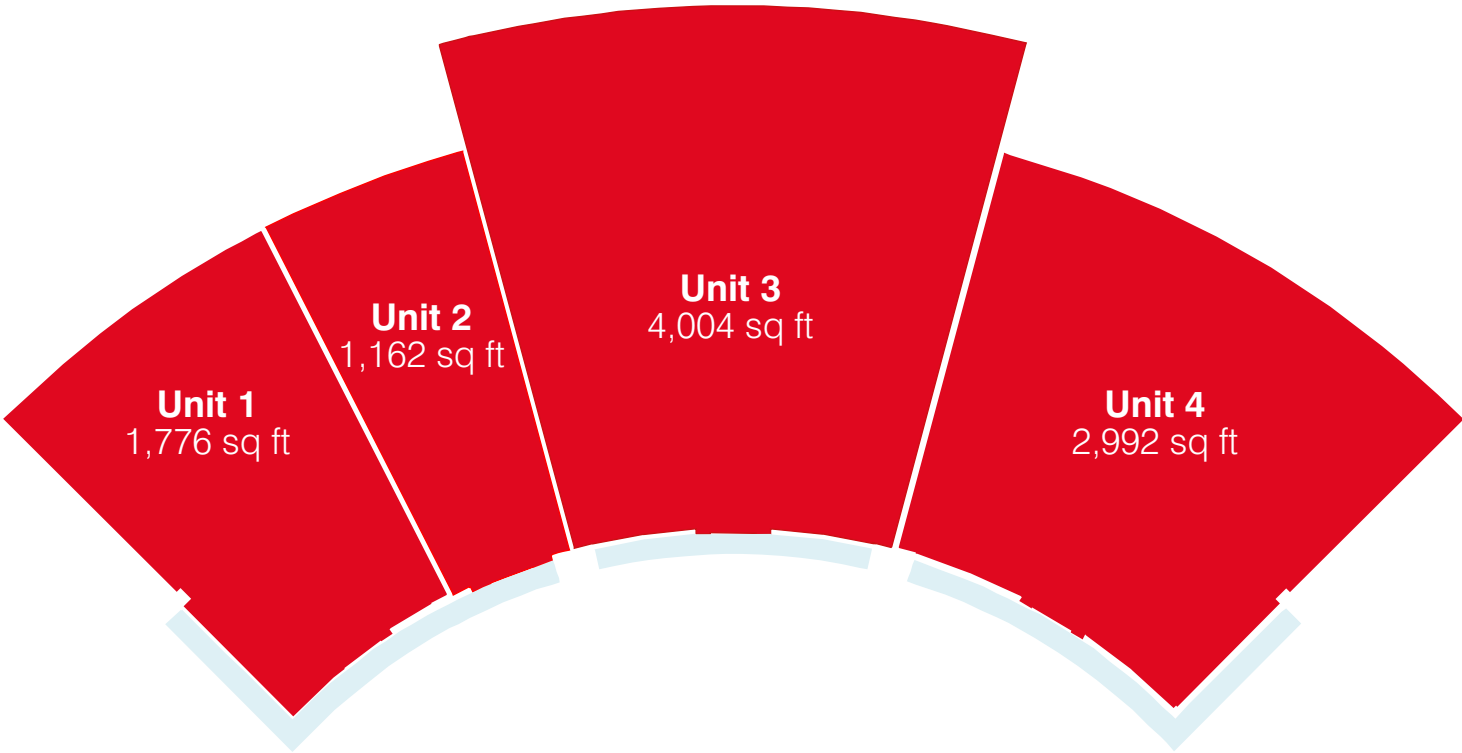
New lease on an effective full repairing and insuring basis.
Subject to 5 yearly upward only rent reviews.

RENT

Details upon application.

PROPERTY DETAILS

Unit No.	Frontage	Depth	Ground Floor Area (sqft)
Unit 1	23'	53'10	1,776
Unit 2	12'2	53'10	1,162
Unit 3	37'	67'7	4,004
Unit 4	40'	53'10	2,992



RESTAURANT UNITS

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HOLYWOOD EXCHANGE

A DEVELOPMENT BY AXA REAL ESTATE ON BEHALF OF CLIENTS



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