

27 Boucher Road, Belfast, BT12 6HR

For Sale

Prime High Profile Car Sales Showroom extending to 13,795 sq ft (GIA) on a Self-Contained Site of 1.2 acres (0.49 hectares)
3D Tour Available - <http://charleshurst.3dshowcase.co.uk/>



Lambert
Smith
Hampton

Summary

- High profile car showroom premises in the heart of Boucher Road, extending to approx 13,795 sq ft GIA (1,281 sq m).
- Self contained site of approx. 1.2 acres (0.49 hectares).
- Prominent frontage of approx. 45 m onto Boucher Road (opposite junction with Apollo Road).
- To be sold with benefit of vacant possession (currently trading as Charles Hurst Vauxhall).
- 3D Tour Available - <http://charleshurst.3dshowcase.co.uk/>

Location

The Boucher Road area, located in South Belfast, parallel to the M1 motorway and the Lisburn Road, is the premier 'out of town' retail warehousing, trade counter and car showroom district in Northern Ireland. The mix of retail and showroom uses, together with the accessibility is one of its major strengths.

It is accessible to all parts of the city via the excellent surrounding road network. Junction 1 and Junction 2 of the M1 Motorway/Westlink mean that the North & East of the city and the M1 corridor are within easy reach. The city centre is only 2 miles distant and can easily be accessed by the M1, Lisburn Road and Donegall Road.

Belfast International Airport	15 miles	Dublin Port	101 miles
Belfast City Airport	7 miles	Belfast Port	6 miles
Dublin Airport	96 miles	Larne Port	25 miles

Surrounding Uses

The Boucher Road area has a number of prominent retail schemes and car showroom providers:-

Boucher Plaza (Bulky Goods) – located directly opposite the subject property. Tenants include; Marks & Spencer Simply Food, DW Sports, Pets at Home, Chain Reaction Cycles, Lakeland, Harvey Norman and Costa Coffee.

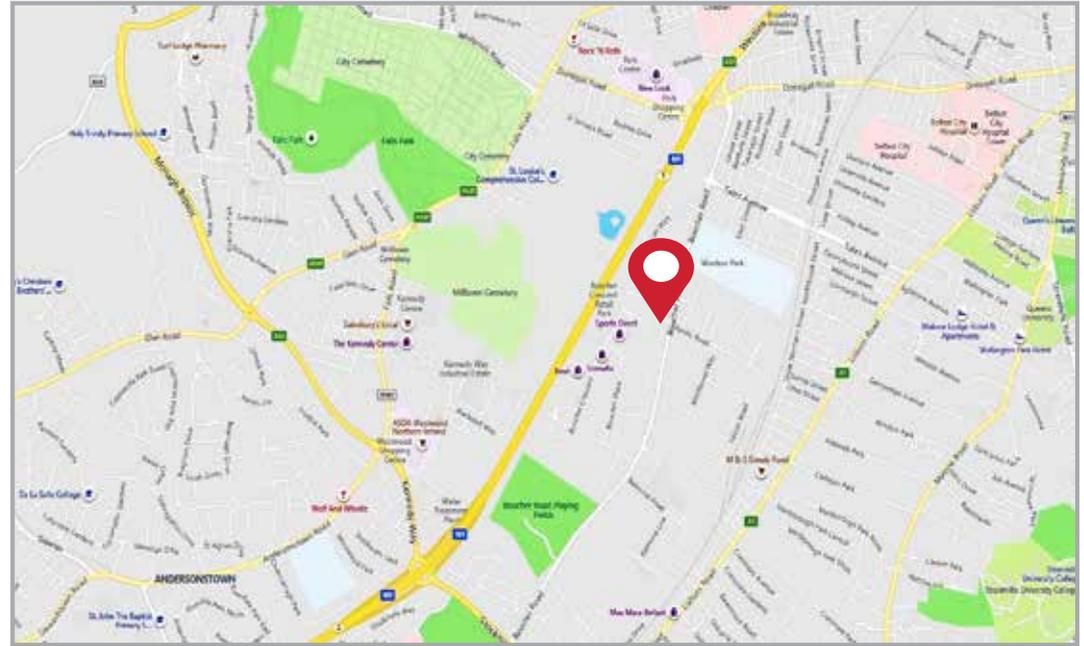
Boucher Square/Crescent – Leisure (Food & Beverage). Tenants include; Prezzo, Nandos, Costa Coffee, Eddie Rockets, Five Guys and Frankie & Bennys.

Boucher Retail Park, Boucher Crescent (Class 1 Retail) - Tenants include; TK Maxx, Matalan, River Island, Next, Sports Direct, Boots, JD Sports, New Look and Starbucks.

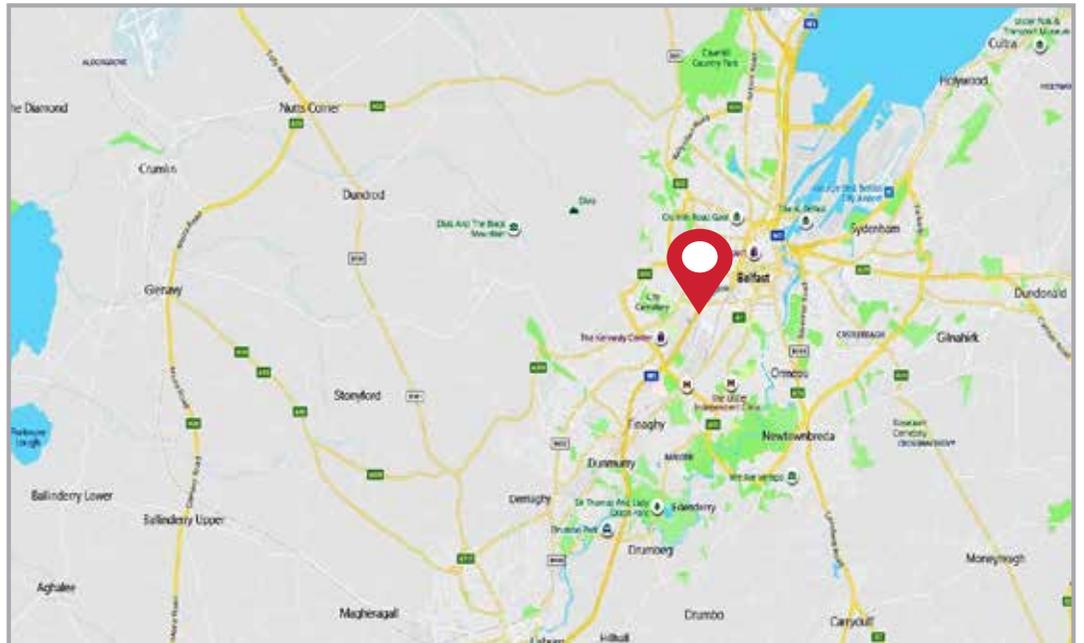
Shane Retail Park, Boucher Road (Bulky Goods) – Tenants include; Homebase, Argos, Dreams, Harveys, Carpet Right, Smyths Toys, Oak Furniture Land and Dunelm.

Car Showrooms

The Boucher Road area is a well-known and premier destination for car showrooms with the following brands represented: Charles Hurst (Land Rover, Jaguar, Jeep, Lexus, Nissan, Bentley, Aston Martin, Maserati, Ferrari), BMW, Mercedes, Mini, Volkswagen, Skoda and Volvo.



For Indicative Purposes Only



For Indicative Purposes Only

Description

Currently trading as Charles Hurst Vauxhall, the subject property comprises a modern car showroom and workshop premises of approx. 13,795 sq ft, set on a self-contained site of approx 1.2 acres. It occupies a highly prominent location at its junction with Apollo Road, with frontage onto Boucher Road of approx. 45 m.

The site provides for approx. 152 no. car parking spaces (102 at front and 50 at rear).

The showroom element of the building is of a modern steel portal frame construction, finished with a mixture of profile metal cladding and extensive glazing. Internally the showroom is arranged to provide extensive car showroom space to the front along with offices, customer service area, and toilet facilities. A mezzanine level is at first floor comprising further office space and staff facilities.

The rear element of the building comprises a workshop and parts store. The workshop has 9 access bays, accessible via the side and rear.

Minimum Eaves Height: 3.6m. Maximum Eaves Height: 5.7m.

3D Tour

Click on link for an internal 3D tour of the property.

<http://charleshurst.3dshowcase.co.uk/>

Schedule of Accommodation

Site Area 1.2 acres 0.49 hectares

Frontage onto Boucher Road 45m 147 ft

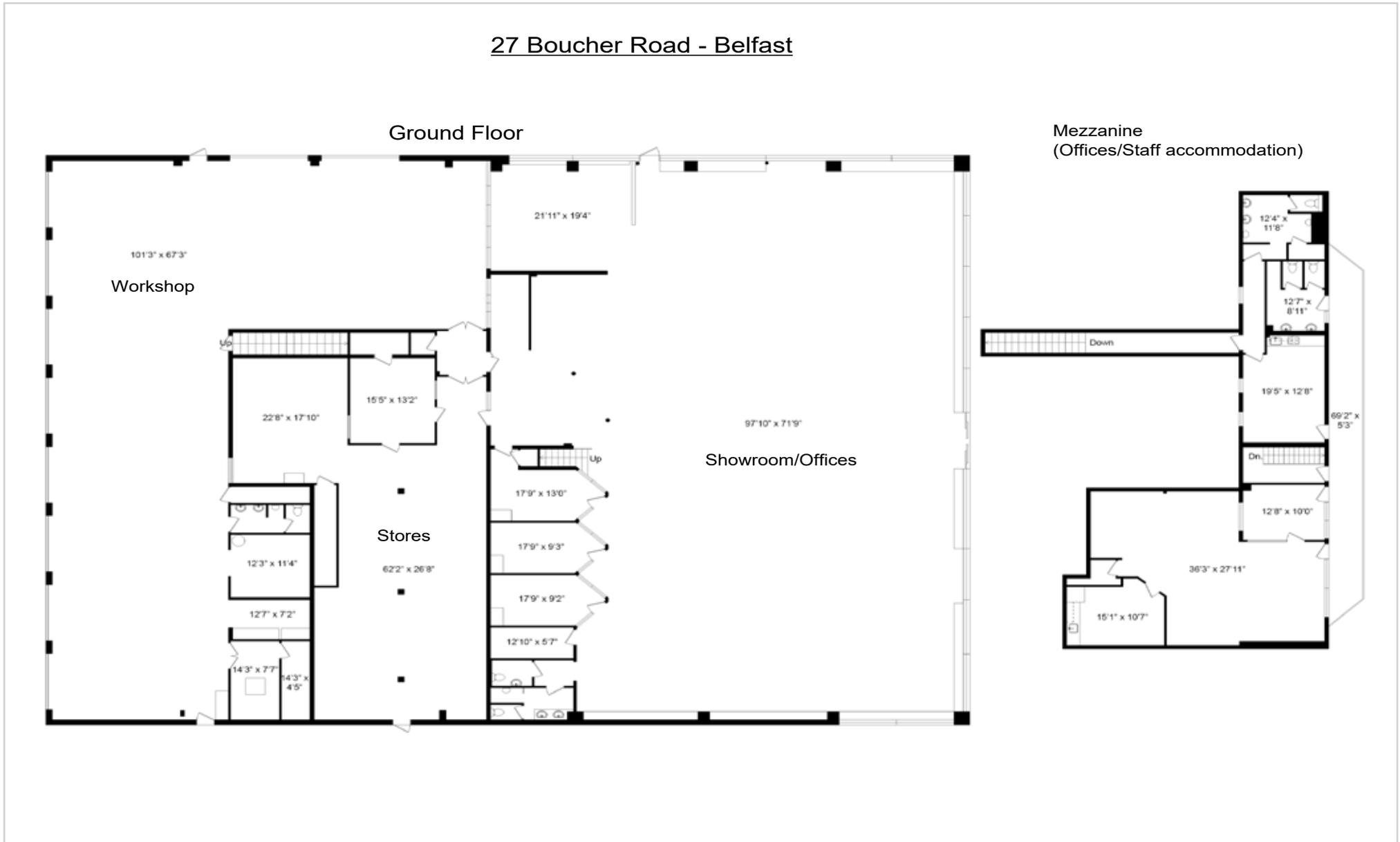
	Sq Ft	Sq M
Showroom /Offices	6,980	648.5
Workshop/Stores	6,815	633.1
Total GIA	13,795	1,281.6
Mezzanine (offices/staff)	2,085	193.7
Total	15,880	1,475.3

2D and 3D floor plans of the property are overleaf.



2D Floor Plan

27 Boucher Road - Belfast



For Indicative Purposes Only

3D Floor Plan

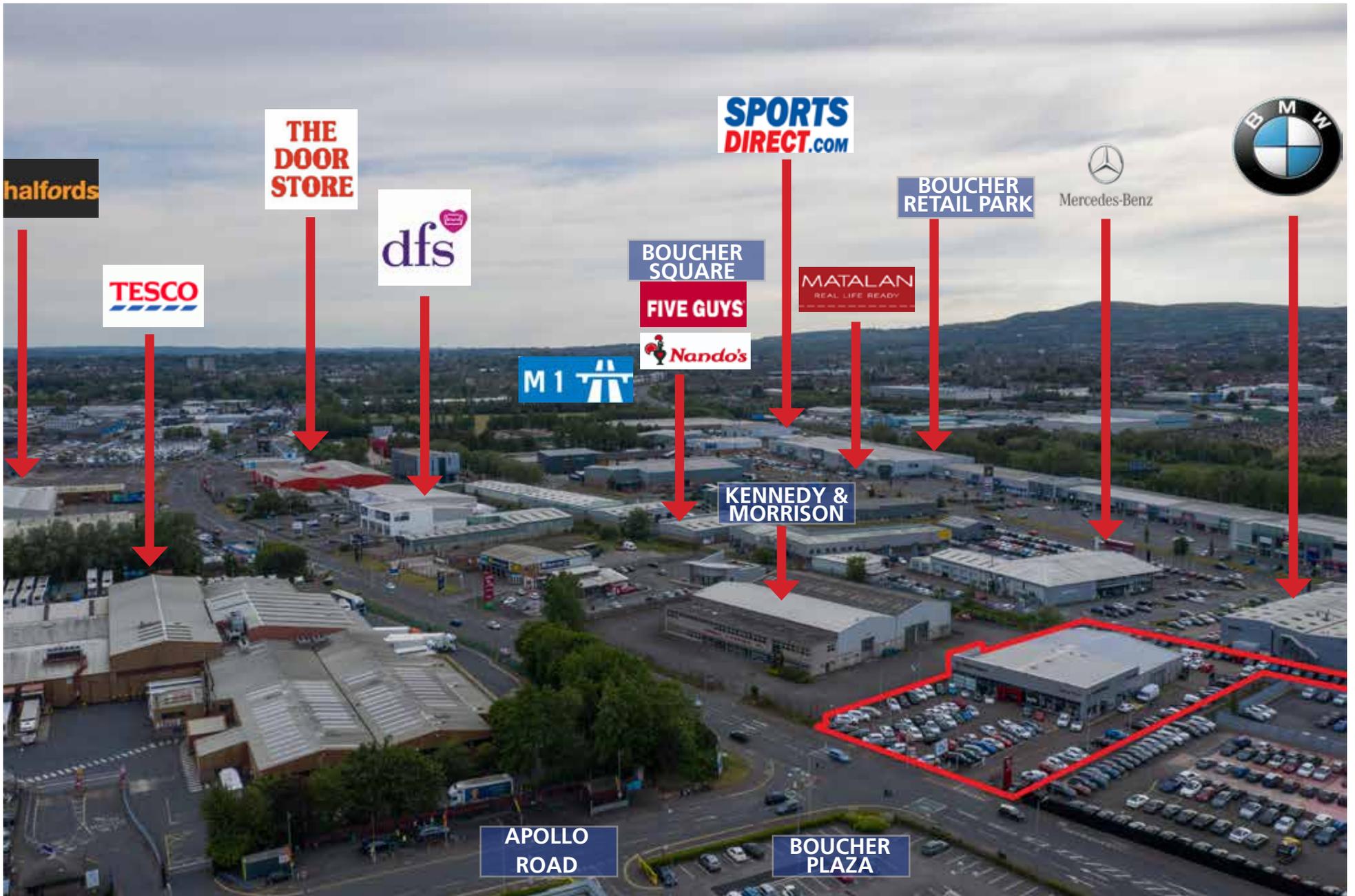
27 Boucher Road - Belfast

Ground Floor

Mezzanine
Offices/Staff Accommodation

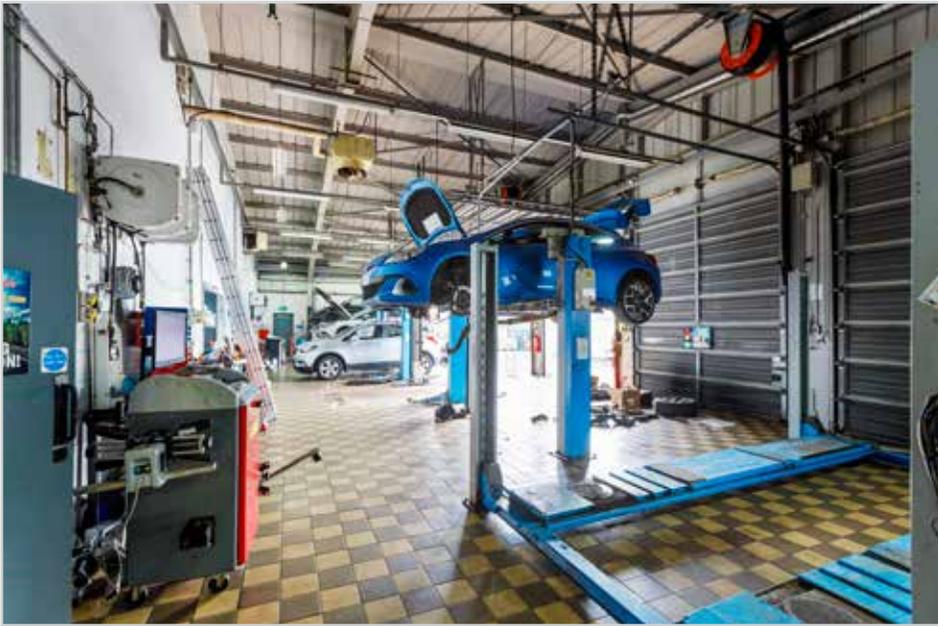


For Indicative Purposes Only



For Indicative Purposes Only







Title

We are advised title is leasehold for 99 years from 1 December 1975 with a ground rent payable of £39,750 per annum. The ground rent is reviewed on a 25 year basis, with the next rent review due 1 December 2025.

Energy Performance Certificate

The property benefits from an EPC rating of C59 and the Energy Performance Certificate is available upon request.

Rates

We are advised by Land & Property Services of the following:

Net Annual Value (NAV): £163,000
Rate in £ for 2020/21: £0.538166
Rates payable, if applicable: £87,721

Price

Please contact the agent for further information.

Stamp Duty

This will be the responsibility of the purchaser.

Value Added Tax

The property is registered for VAT, therefore VAT will be chargeable in addition to the purchase price.

Viewing Details

Viewing is strictly by appointment only.

**Lambert
Smith
Hampton**

Stuart Draffin
07739 882441
sdraffin@lsh.ie

Phillip Smyth
07739 882433
pssmyth@lsh.ie

Subject to Contract and Exclusive of VAT © Lambert Smith Hampton January 2020

Disclaimer: Lambert Smith Hampton Group Limited and its subsidiaries and their joint agents if any ("LSH") for themselves and for the seller or landlord of the property whose agents they are give notice that: (i) These particulars are given and any statement about the property is made without responsibility on the part of LSH or the seller or landlord and do not constitute the whole or any part of an offer or contract. (ii) Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property. (iii) No employee of LSH has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all. (iv) Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position. (v) Except in respect of death or personal injury caused by the negligence of LSH or its employees or agents, LSH will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by LSH. (vi) In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and LSH shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.

www.lsh.ie