

To Let

Excellent Retail Unit
Unit 1, Balmoral Plaza Retail Park,
Boucher Road, Belfast



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To Let Unit 1, Balmoral Plaza Retail Park, Boucher Road, Belfast



Property Highlights

- Prime retail warehouse unit
- Immediately available
- Adjoining occupiers include Harvey Norman, Lakeland, Pets at Home, Home Bargains and M&S Simply Food
- Quoting rent £225,000 pax

Location

Boucher Road is the primary retail warehouse destination in greater Belfast located approximately 1.5 miles south of Belfast City Centre and adjacent to the M1 Motorway, accessed via Broadway roundabout and Stockman's Lane junction.

There are a range of retail warehouse offerings along Boucher Road including the subject and Shane Retail Park, with Boucher Shopping Park located on Boucher Crescent.

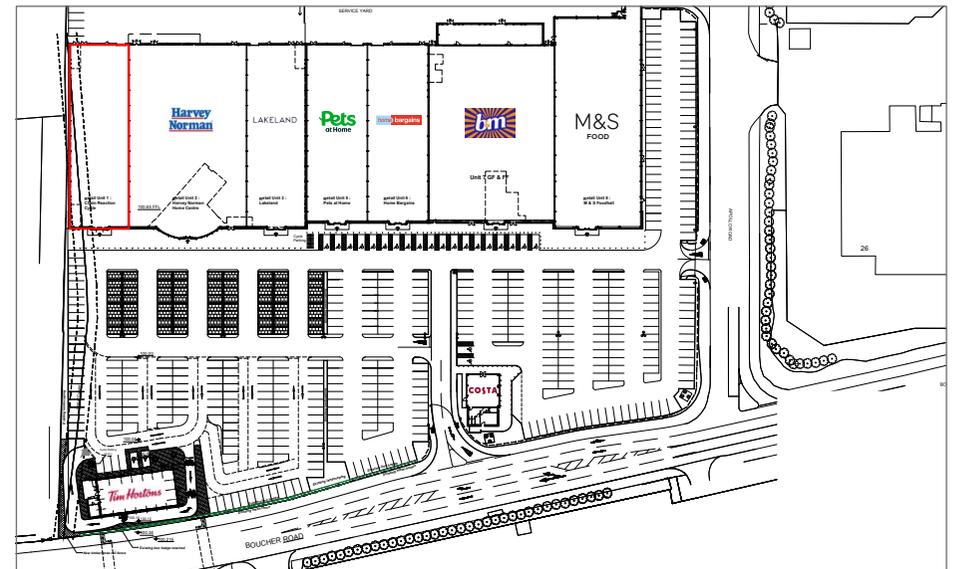
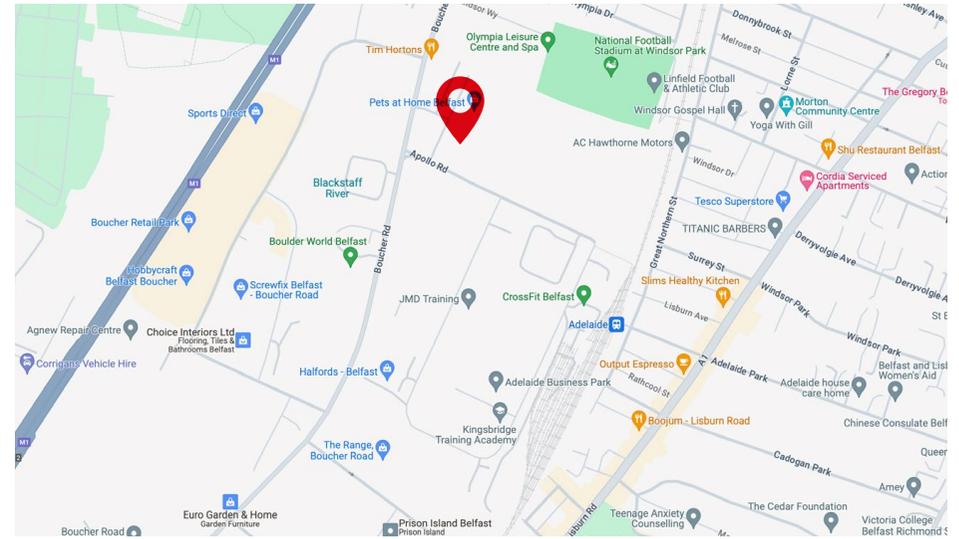
Balmoral plaza is a dominant retail park along Boucher Road and is located adjacent to the junction with Apollo Road and opposite the junction with Boucher Crescent. Adjoining occupiers include Harvey Norman, Lakeland, Home Bargains and M&S Simply Food.

Description

Balmoral Plaza comprises 135,000 sq ft across 8 no. individual retail units, some of which have been amalgamated by individual occupiers. There have been 2 additional F&B pods developed in the car park occupied by Tim Hortons and Costa Coffee.

Unit 1 formerly occupied by CRC (Chain Reaction Cycles) comprises 10,000 sq ft end terrace unit adjacent to Harvey Norman.

Lidl's new Boucher Road location is under construction immediately adjacent to Balmoral Plaza, accessed off Boucher Road.



Not To Scale. For indicative purposes only.

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Accommodation

	Sq M	Sq Ft
Unit 1	929.1	10,000

Lease Details

Rent:	£225,000 per annum
Term:	10 years
Service Charge:	£9,500 per annum
Insurance:	£3,052 per annum

Rates

Unit 1 NAV: £135,000
Rates payable 2023/24 £77,250

VAT

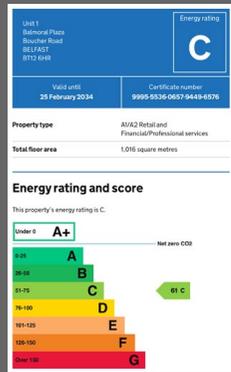
We are advised that the property is currently VAT Registered.



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EPC



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