



36-38 BOUCHER ROAD, BELFAST, BT12 6HR



Summary

- Prime retail premises with excellent frontage onto the Boucher Road.
- Boucher Road is Belfast's primary retail warehouse & car showroom location.
- Situated adjacent to Harry Corry and the Former B&Q building where 65,000 sq ft is LET to The Range. (Due to open Mid October 2020).
- Ground floor comprises of c. 5,528 sq ft with a first-floor mezzanine level of c. 5,188 sq ft.
 - Extensive on-site car parking.
- The premises would be suited for a 'Bulky Goods' retail premises.

UNIT 1, 36-38 BOUCHER ROAD, BELFAST, BT12 6HR

Location

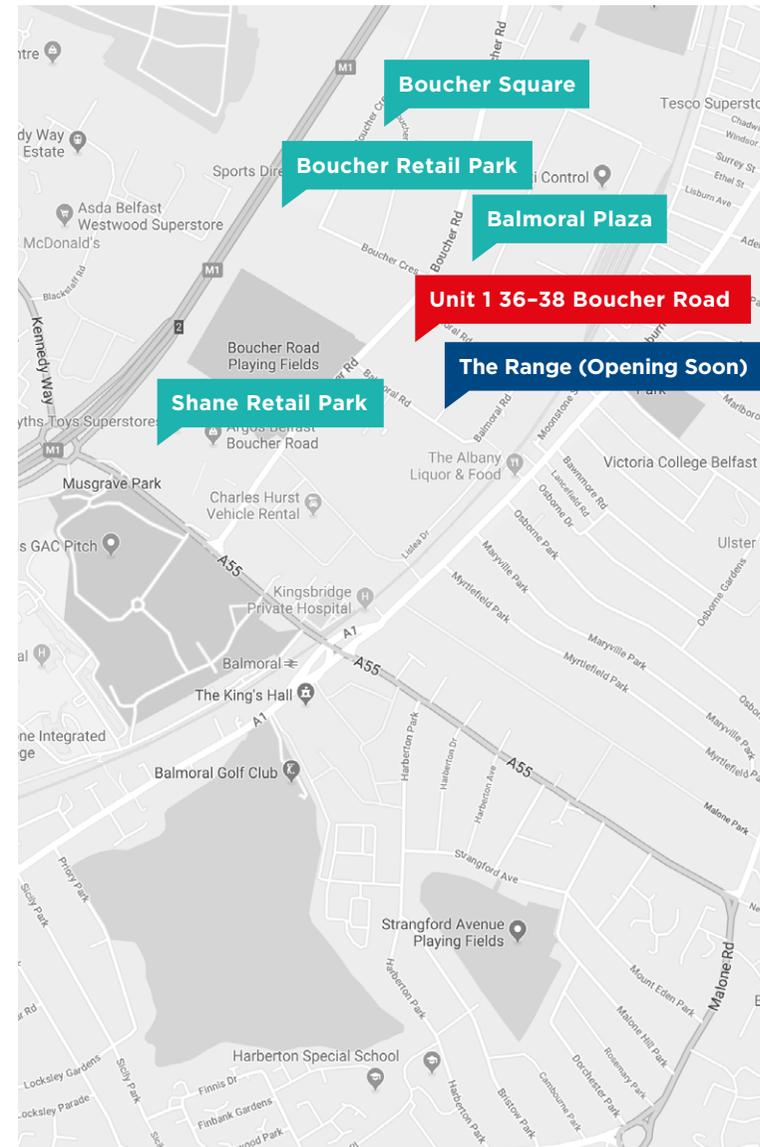
Belfast is the capital of Northern Ireland with a population extending to approximately 650,000, the 15th largest city in the UK, and a catchment population in excess of one million people within a 20 minute drive time. The city is situated approximately 104 miles north of Dublin and 75 miles south east of Derry/Londonderry.

Belfast is the largest commercial centre in Northern Ireland which has developed into one of Ireland's premier business cities with the largest employed population in the region.

Situation

The subject property occupies a highly accessible and visible location fronting onto the Boucher Road in South Belfast approximately 2 miles from Belfast City Centre and in close proximity to the M1 junction at Broadway and the Westlink.

The Boucher road is highly regarded as Northern Ireland's most desirable Retail Warehouse and Car Showroom location. Retailers in the immediate vicinity include Harry Corry, The Range, The Door Store, DFS, M&S Simply Food, Lakeland, Halfords, Pets at Home, Homebase, Chain Reaction, Harvey Norman and Next. Car showrooms within the area include Charles Hurst, Donnelly Group and Isaac Agnew.



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Description

The subject property comprises of a retail warehouse of steel portal frame construction with insulated double skin metal clad panels and brick walls to c. 2.25m and a pitched metal clad roof with integrated roof lights.

The ground floor comprises an open plan retail showroom of c. 5,528 sq ft including a store with roller shutter access from the service yard. There is also a first-floor mezzanine level of c. 5,188 sq ft comprising further showroom accommodation, offices, and staff facilities.

The property is fitted with gas fired heating and benefits from generous car parking facilities and a service yard / turning area with a gated entrance and perimeter fencing.

Rates

The property comprises of the following gross internal areas:

Floor	Sq Ft	Sq M
Ground	5,528	513.56
First	5,188	481.98
Total	10,716	995.54

Rent

Inviting offers in the region of £95,000 per annum.

Service Charge

The tenant to be responsible for payment of a service charge in relation to the upkeep of the common areas in respect of the scheme in which the property is located to include the landlord's insurance premium and agents' managements fees.

Lease

Length of lease by negotiation.

Rates

We have been advised of the following from Land & Property Services: -

NAV: £74,800

Rate in £ (20/21): 0.538166

Rates Payable: £40,254.82 per annum approx.

We recommend that you verify this, however, with Land & Property Services (Tel: 0300 200 7801).

VAT

The property is elected for VAT, therefore VAT will be payable thereon.

Viewing

Strictly by appointment with the sole letting agents-

Frazer Kidd

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