

FOR SALE

Prime Development Land at Boucher Road, Belfast of c.10 acres Including 5no. Warehouse Buildings Totalling c.46,493 sq ft with Short Term Income of £180,000 Per Annum



Lambert
Smith
Hampton

Location

The subject properties are located fronting Boucher Road, 2 miles southwest of Belfast City Centre, and situated just 0.7 miles from the M1 Motorway. The subject is positioned within the established employment and retail location of Boucher Road, and part of the neighbouring building has been acquired by Affidea to be developed into a private hospital. The immediate area is occupied by retailers such as EZ living, The Range, TK Maxx, Next, Home Bargains as well as key food and beverage retailers such as Costa Coffee, Tim Hortons, Nando's and most recently Slim's Chicken. Boucher Road is also a well known location for car showrooms hosting brands such as BMW, Range Rover, Mercedes and Tesla.

Dublin Port	101 miles	Belfast International Airport	15.3 miles
Belfast Port	6.7 miles	Belfast City Airport	7.1 miles
Warrenpoint Port	41.7 miles	Dublin Airport	96.1 miles

Description

Development Site (Former Fruit Market Site - Outlined in red)

The development lands to the front of the site (c. 7 acres) benefit from several accesses from both Boucher Road and Balmoral Road and represents an anomaly within this land use context in being one of the last remaining sites within the area which has not yet been brought forward for commercial, retail or leisure use, subject to planning. These lands form part of the Old Balmoral Fruit Market, and all buildings have now been cleared.

29-31 Balmoral Link (Outlined in green)

This property comprises a steel portal frame building of approx. 13,056 sq ft with concrete flooring, block/brick façade to 8 ft with profiled insulated cladding to the eaves. The roof includes perspex translucent panels. The property is situated on a self-contained site with palisade security fencing and double hung security gates. Internally the property benefits from 5.3m eaves, halogen lighting, integrated sprinkler system, gas supply and 4no. electric roller shutter doors.

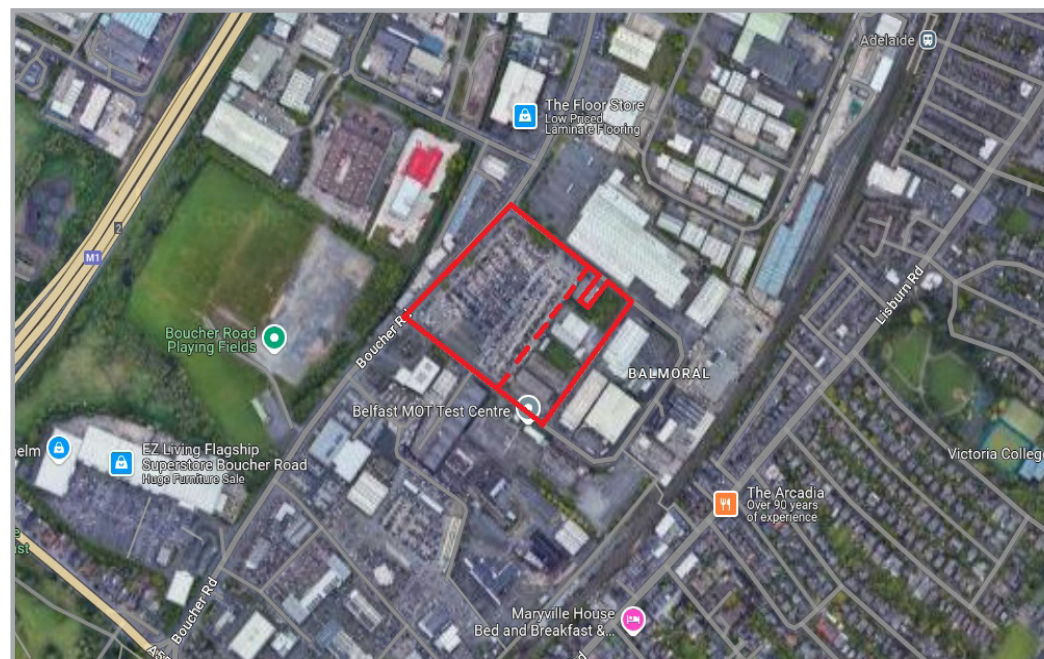
1 Balmoral Link, Belfast (Outlined in purple)

This property comprises a warehouse building of steel portal frame construction with block walls to 8ft with profiled insulated cladding to the eaves. The roof includes perspex translucent panels and internal metal cladding. The site is secured with steel chain linked fencing.

Internally the property benefits from concrete flooring, fluorescent strip lighting, 2no. electric roller shutter doors of 4.8m high providing access to the front and rear of the property. The warehouse benefits from an eaves height of 4.5m. There is also a small internal office/trade counter and WC which are finished to include plastered and painted walls, suspended ceiling and fluorescent strip lighting.

3A & 3B Balmoral Link, Belfast (Outlined in yellow)

The property comprises a 2 storey detached office building extending to approx. 1,837 sq ft of brick/block construction with a flat roof. The remainder of the site is grass covered with a tarmac road providing access from the property to Balmoral Link.



For Indicative Purposes Only

Site Details

Highly prominent site with development potential totalling approximately 10 acres. Approximately 7 acres of the site is clear yard with ancillary warehouse accommodation occupying the remaining 3 acres of the site.

Buildings Details

Address	Sq ft	Sq m
29-31 Balmoral Road, Belfast, BT12 6QA	13,056	1,212.9
1 Balmoral Link, Belfast, BT12 6QB	12,084	1,122.6
3 Balmoral Link, Belfast, BT12 6QB	15,768	1,464.9
11 Balmoral Road, Belfast, BT12 6QA	5,585	518.9
Total:	46,493	4,319.3

3 Balmoral Link, Belfast (Outlined in orange)

The property comprises 2no. adjoining steel portal frame warehouses. The building appears to have been constructed in 2 stages between the 1990s and early 2000s. The original warehouse is of steel portal frame construction with brick infill walls extending to 3.5m with profile metal cladding extending to the eaves. The modern adjoining warehouse features profile steel clad walls with the combined buildings comprising of a pitched skin metal clad roof with perspex roof lights.

The main eaves height to the underside of the centre haunch in the main warehouse is approximately 6.54m. There is concrete floors throughout and a mix of spot and fluorescent strip lighting. There are 2no. dock levellers and 5.7m electric roller shutter door.

11 Balmoral Road, Belfast (Outlined in blue)

The property comprises a semi-detached warehouse building of steel frame construction with concrete floors and block infill. The building has a pitched roof which is constructed using a mix of corrugated and panelling with perspex rooflights. There is a small car parking provision to the immediate frontage of the units. Internally the property is finished to a very basic specification with an eaves height of approx. 3.5m and one roller shutter door to the front of the property of 3.5m high.

Tenancy Schedule

The site fronting Boucher Road is currently let to Charles Hurst Ltd at £180,000pa until 1st November 2025.

Tenure

Address	Title
Development Site (Former Fruitmarket - Red)	Held by way of long lease granted by Belfast City Council from 19 September 1973 for a term of 999 years from 1 August 1972 at a nominal ground rent.
29-31 Balmoral Road, Belfast, BT12 6QA (Green)	Held by way of leasehold title for 99 years from 1st April 1980 at an annual ground rent of £23,700pa.
1 Balmoral Link, Belfast, BT12 6QB (Purple)	Held by way of leasehold title for 999 years from 1st August 1972 at an annual ground rent of £0.05pa.
3A & 3B Balmoral Link, Belfast, BT12 6QB (Yellow)	Held by way of leasehold title for 999 years from 1st August 1972 at an annual ground rent of £0.05pa.
3 Balmoral Link, Belfast, BT12 6QB (Orange)	Held by way of leasehold title for 999 years from 30th August 1972 at an annual ground rent of £1.00pa. *Includes adjacent site (0.3 acres)
11 Balmoral Road, Belfast, BT12 6QA (Blue)	Held by way of leasehold title for 99 years from 1st September 1972 at an annual ground rent of £3,700pa.



For Indicative Purposes Only







Rates

We have been advised by Land and Property Services of the following:-

Address	NAV	Rates Payable
Development Site Balmoral Road, Belfast	£58,000	£39,059.05
Development Site Balmoral Road, Belfast	£75,000	£44,947.50
29-31 Balmoral Road, Belfast	£40,500	£24,271.65
1 Balmoral Link, Belfast	£35,200	£21,095.36
3A Balmoral Link, Belfast	£3,650	£2,187.67
3B Balmoral Link, Belfast	£7,400	£4,435.28
3 Balmoral Link, Belfast	£45,300	£27,151.10
11 Balmoral Road, Belfast	£21,300	£12,766.41

The non-domestic rate in the pound for the Belfast City Council area for the rating year 2024/25 is £0.599362.

Price

Price on application.
Consideration would be given to selling the front site and building separately.

Value Added Tax

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

Viewing Details/Further Information

For further information or to arrange a viewing, please contact:-

Lambert Smith Hampton
Douglas Wheeler
07767 846283
dwheeler@lsh.ie
Kyle Abernethy
07429 777911
kabernethy@lsh.ie



Michael Hopkins
07767 332332
mph@mckibbin.co.uk

Subject to Contract and Exclusive of VAT © Lambert Smith Hampton March 2025.

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.