

Prime Development Lands of c.7 acres with short term income of £210,000 per annum

Former Balmoral Fruit Market, Boucher Road, Belfast, BT12 6QB



**McKIBBIN**  
COMMERCIAL PROPERTY CONSULTANTS  
02890 500 100

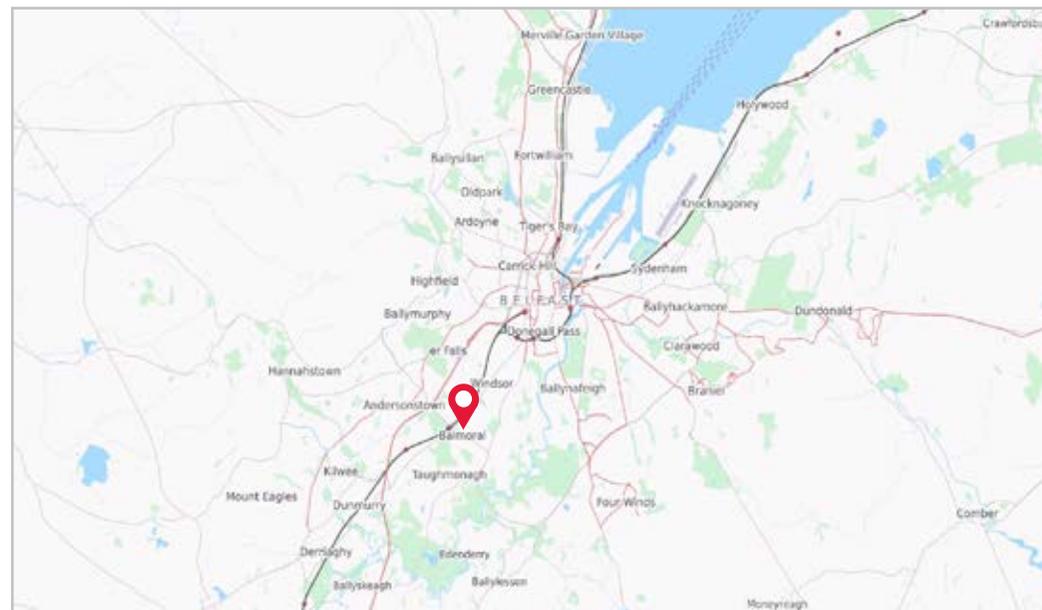
**Lambert  
Smith  
Hampton**

## Location

Belfast, the capital of Northern Ireland is the 15th largest city in the United Kingdom. The city is located approximately 103 miles (165km) north of Dublin and 75 miles (120km) south east of Derry-Londonderry. Belfast has an excellent communication network. The M2 motorway provides access to the north towards Antrim and Derry and the M1 provides access to the south and west of the Province towards Lisburn and Dublin. The City benefits from four railway stations, and the Belfast to Dublin route has a journey time of approximately 1 hour 50 minutes. The two airports, Belfast City and Belfast International, provide access to all major UK and a large number of international destinations including America and mainland Europe.

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 road network. Junction 1 and Junction 2 of the M1 Motorway/ Westlink mean that the North and East of the city and M1 corridor are within easy reach. The City Centre is close by accessed via the Donegall Road and Tates Avenue and Stockman's Lane both lead to the local and affluent South Belfast market.

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

The Boucher Road area has a number of prominent retail schemes;

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

**Boucher Retail Park, Boucher Crescent (Class 1 Retail)** - Tenants include; T K Maxx, Matalan, River Island, Next, Sports Direct, Boots, JD Sports, New Look & Starbucks. Balmoral Plaza.

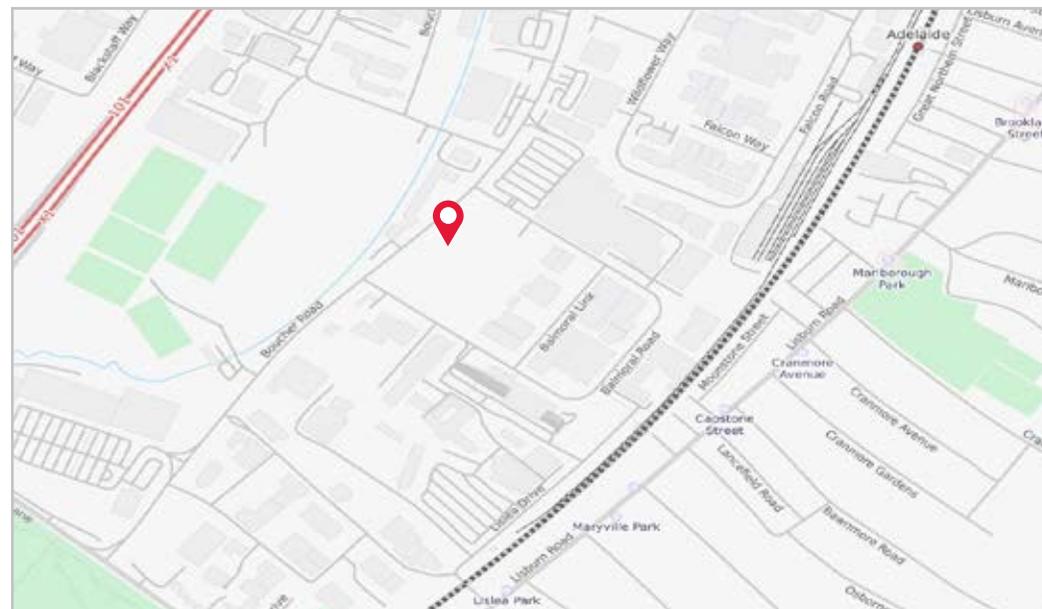
**Boucher Plaza (Bulky Goods)** - Tenants include; Marks & Spencer Simply Food, DW Sports, Pets at Home, Chain Reaction Cycles, Lakeland and Costa Coffee.

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

### Car Showrooms

The Boucher Road area is also well known location for car showrooms with most prominent brands located in the area including BMW, Mercedes, Range Rover, Jaguar, Ferrari and Bentley.

The lands occupy a prime location fronting onto the Boucher Road, approximately 3 miles to the south west of the city centre and with excellent connections to the M1 Motorway and wider road network. The subject site forms part of the Old Balmoral Fruit Market and all the buildings have now been cleared. The property has several accesses from Balmoral Road and the site represents an anomaly within this land use context representing 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.



For Indicative Purposes Only

# Schedule of Accommodation

Site area - approx.6.96 acres (2.81 hectares)

Frontage onto Boucher Road 183 m  
 Balmoral Road 143 m

## Tenure

Long Leasehold subject to a nominal ground rent. This is one of the few sites in the Boucher area with no ground rents payable.

## Opportunity

The site is ideally suited for commercial development use, subject to planning for hotel, car showroom, retail warehousing, trade counter and leisure.

## Leases

Address	Tenant	Rent PA	Lease
Front Car Park Boucher Road	Charles Hurst Group Ltd	£110,000	Expires 31.10.20
Rear Car Park Boucher Road	Agnew Group Ltd	£100,000	Expires 01.11.19

## Rates

We have searched the Land & Property Services online database and note that the subject appears on the Valuation List as follows:-

Address	Prop ID	NAV	Description
N2 Balmoral Road, Belfast	1042778	£46,800	Car Storage Yard
N4 Balmora Road, Belfast	1042739	£60,000	Car Storage Yard

The non-domestic rate in the pound for the Belfast City Council area for the rating year 2018 / 2019 is £0.602803.

We understand that there are no vacant rates payable.



For Indicative Purposes Only



# Aerial



For Indicative Purposes Only

# Aerial



For Indicative Purposes Only



For Indicative Purposes Only

## Price

We are instructed to seek offers in the region of **£8,500,000 (Eight Million and Five Hundred Thousand Pounds Sterling) exclusive of VAT (where chargeable).**

## VAT

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

## Further Information

**Lambert  
Smith  
Hampton**

Douglas Wheeler  
**028 9026 9202**  
dwheeler@lsh.ie

Ian Harbinson  
**028 9026 9257**  
iharbinson@lsh.ie



Michael Hopkins  
**028 90500100**  
mph@mckibbin.co.uk

Ryan McKenna  
**028 9050 0100**  
rmck@mckibbin.co.uk

**Subject to Contract and Exclusive of VAT** © Lambert Smith Hampton January 2018

**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.