

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

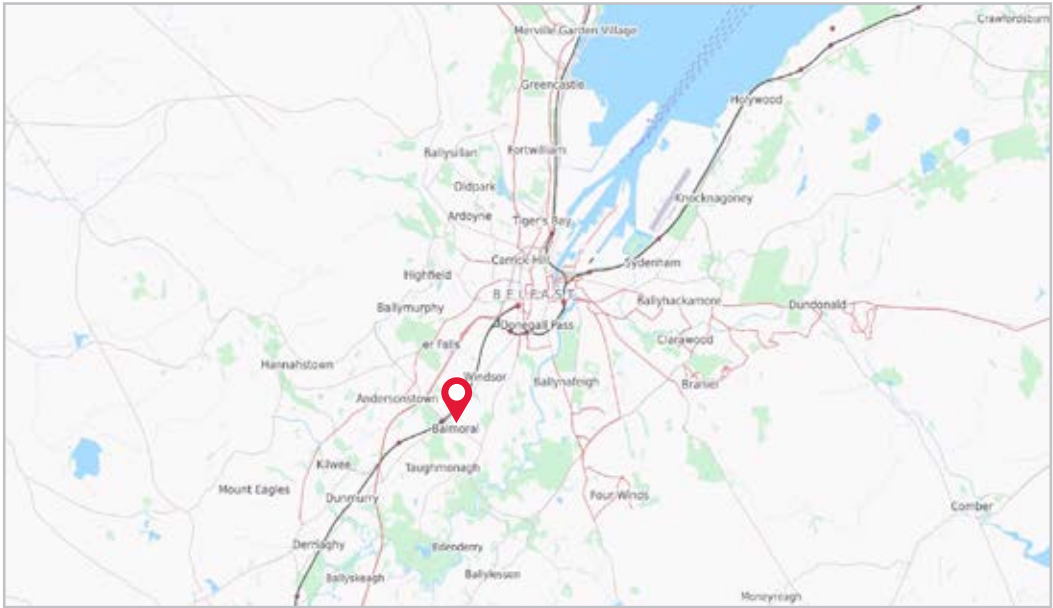
**Lambert
Smith
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Location

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.

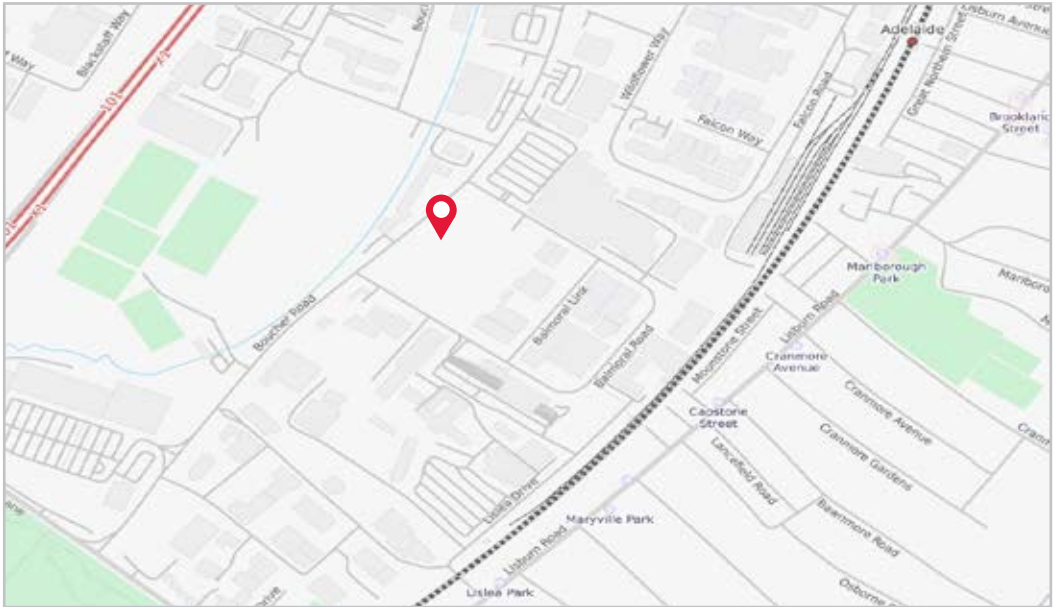
Boucher Plaza (Bulky Goods) - Tenants include; Marks & Spencer Simply Food, DW Sports, Pets at Home, Chain Reaction Cycles, Lakeland and Costa Coffee.

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.



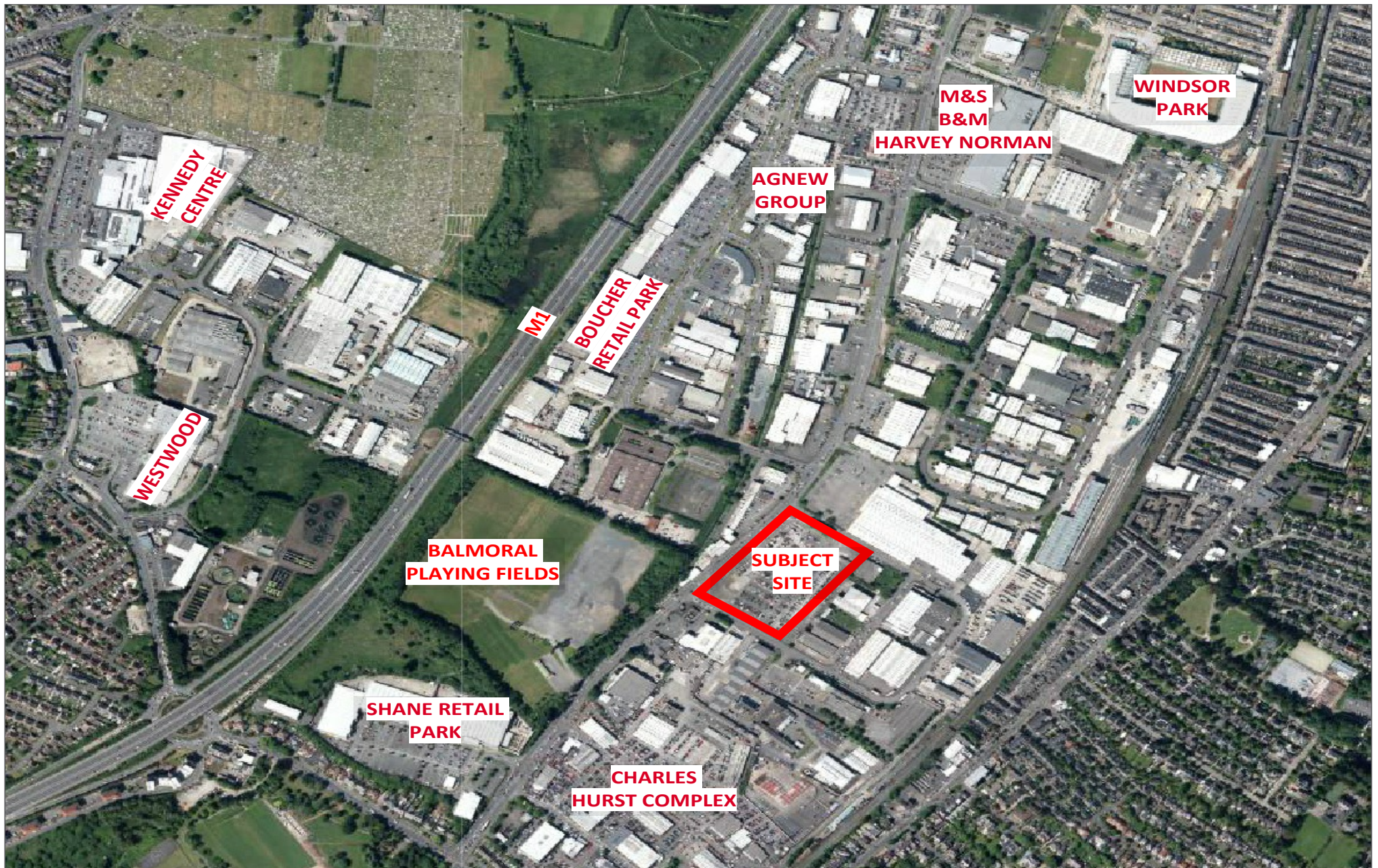
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Aerial



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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

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