

TO LET

McKIBBIN

COMMERCIAL PROPERTY CONSULTANTS

02890 500 100



WAREHOUSE PREMISES

Unit 2B
Balmoral Link
Boucher Road
Belfast
BT12 6QB

c. 207.82 M² (2,237 FT²)



CONTACT:

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McKIBBIN COMMERCIAL
PROPERTY CONSULTANTS
CHARTERED SURVEYORS

Callender House,
58-60 Upper Arthur Street,
Belfast BT1 4GJ

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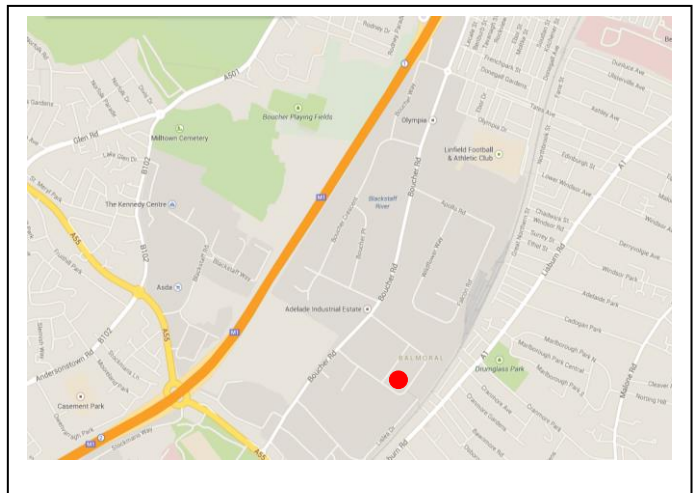
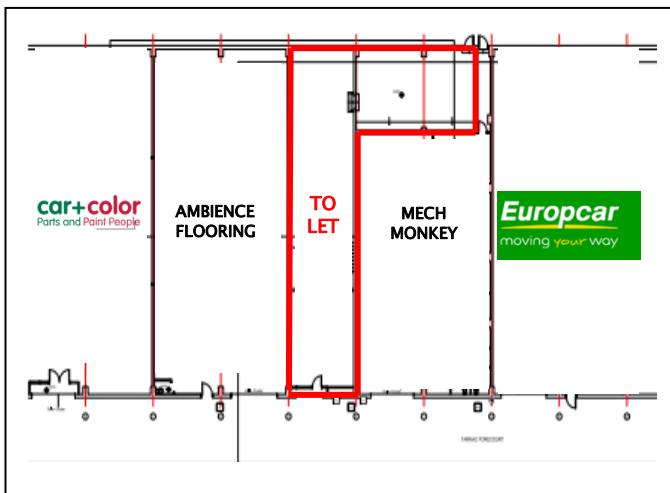
- The premises occupy a prominent position on Balmoral Link, off the Boucher Road which is a highly accessible location adjoining the M1 Motorway between Stockman's Lane and Broadway Junctions.
- The Boucher area is a highly successful retailing and industrial location with occupiers such as Europcar, Haldane Fisher, Capco, Screwfix and the Driver & Vehicle Testing Agency.
- The premises were previously used for light manufacturing, however, would also be suitable for a number of other uses, to include light manufacturing and retail purposes.

McKIBBIN COMMERCIAL PROPERTY CONSULTANTS for themselves and the vendors or lessors of this property whose agents they are give notice that: 1) The particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract; 2) No person in the employment of McKIBBIN COMMERCIAL PROPERTY CONSULTANTS has any authority to make or give any representation or warranty whatever in relation to this property.

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WAREHOUSE PREMISES

Unit 2B, Balmoral Link, Boucher Road, Belfast



LEASE DETAILS

Term:
10 years.

Rent:
£13,250 per annum,
exclusive.

Rent Review:
Upwards only every fifth years.

Repairs & Insurance:
The Tenant will be responsible for internal repairs and to reimburse the Landlord with a fair proportion of the insurance premium.

Service Charge:
A service charge will be levied to cover a fair proportion of the cost of external repairs, upkeep of communal areas, management fees and any other reasonable outgoings of the Landlord.

ACCOMMODATION

Ground Floor	Area
Warehouse	- Approx. 207.82 m ² (2,237 ft ²)
WC	
Net Internal Area	- Approx. 207.82 m² (2,237 ft²)

RATEABLE VALUE

We are verbally advised by land and property services that the rateable value of the premises is £9,300.

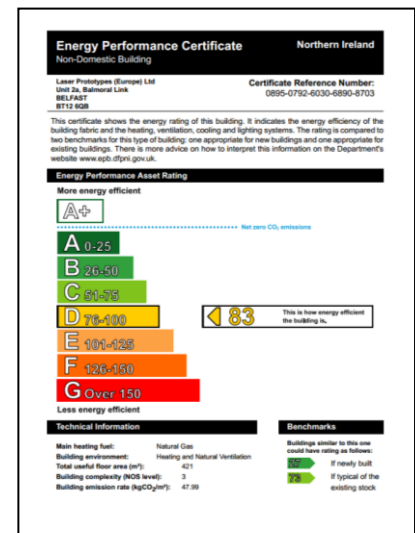
Rate in £ 2020/21 =
£0.538166

Therefore rates payable
for 2020/21 = £4,004
following Small Business Rates
Relief.

VAT:

The premises are not
registered for Value Added
Tax.

EPC



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