

TO LET

McKIBBIN

COMMERCIAL PROPERTY CONSULTANTS

02890 500 100



**FULLY FITTED
RETAIL WAREHOUSE**

**10 BOUCHER ROAD
BELFAST**

c. 817.91 M² (8,804 FT²)



CONTACT:

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**McKIBBIN COMMERCIAL
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Joint Agent:

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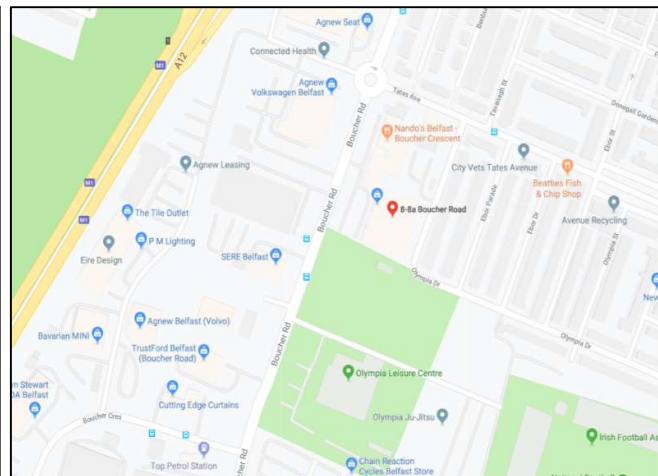
- The subject property is located on the main Boucher Road in South Belfast approximately 2 miles from Belfast City Centre, approximately 0.25 miles from the Broadway junction of the M1 Motorway/Westlink and also 1 mile from the Stockmans Lane junction of the M1.
- The Boucher Road is Belfast's primary retail warehouse location and is home to a number of retail parks. Retail occupiers in the area include Harvey Norman, Smyth's Toys, DFS, DW Sports, Lakeland, Oak Furniture Land, Argos, Pure Gym, M & S Simply Food and Chain Reactions.
- In addition to these retailers there is a plethora of DIY and trade counter showroom uses with occupiers including Screwfix, Homebase, Halfords and The Door Store.
- The property is finished to a high specification and is available with minimal ingoing expenditure.

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FULLY FITTED RETAIL WAREHOUSE

10 Boucher Road, Belfast



LEASE DETAILS

Term:

10 years.

Rent:

£112,500 per annum.

Rent Review:

Upwards only every 5 years.

Repairs & Insurance:

The tenant will be responsible for internal repairs and will reimburse the Landlord with a fair proportion of the building insurance premium – estimated to be £1,811 per annum.

Service Charge:

A service charge will be levied to cover a fair proportion of the external repairs, external lighting, maintenance and upkeep of communal areas, management fees and any other reasonable outgoings of the Landlord – estimated to £3,000 exclusive per annum.

ACCOMMODATION

Area	
Ground Floor Sales	– c. 637.41 m ² (6,861 ft ²)
Mezzanine Sales/Office	– c. 180.48 m ² (1,943 ft ²)
Total Area	– c. 817.89 m² (8,804 ft²)
Car Parking for approximately 24 vehicles	

RATES INFORMATION

NAV £98,000
Rate in £ 2021/22 = 0.543147
Rates payable 21/22 = £53,228

VAT

The property is registered for VAT and VAT will be charged on the rent and any other outgoings.

EPC

