

To Let - New Build Restaurant Unit (May Split)

UNIT 6 BOUCHER SQUARE

BOUCHER CRESCENT

BELFAST

c. 1,205 sq ft - 2,500 sq ft (232 sq m)



- **Boucher Square provides the principle food & beverage offer for South & West Belfast**
- **The scheme comprises 6 units**
- **Tenants include Frankie & Bennys, Costa Coffee, Nandos, Eddie Rockets & Five Guys**
- **Boucher Square sits directly opposite Boucher Retail Park which is Northern Irelands principle Class 1 retail park**
- **Free surface car parking for 135 cars**

LOCATION

Boucher Square enjoys a prime location in South Belfast just off the M1 motorway and situated opposite the prestigious Boucher Retail Park, Belfast.

Boucher is regarded as Northern Irelands premier Retail Warehouse location providing in excess of 1 million sq. ft. of retail space.

It is located just off the M1 motorway providing excellent transport links to all parts of the province with a catchment of c. 770,000 within a 30 minute drive.

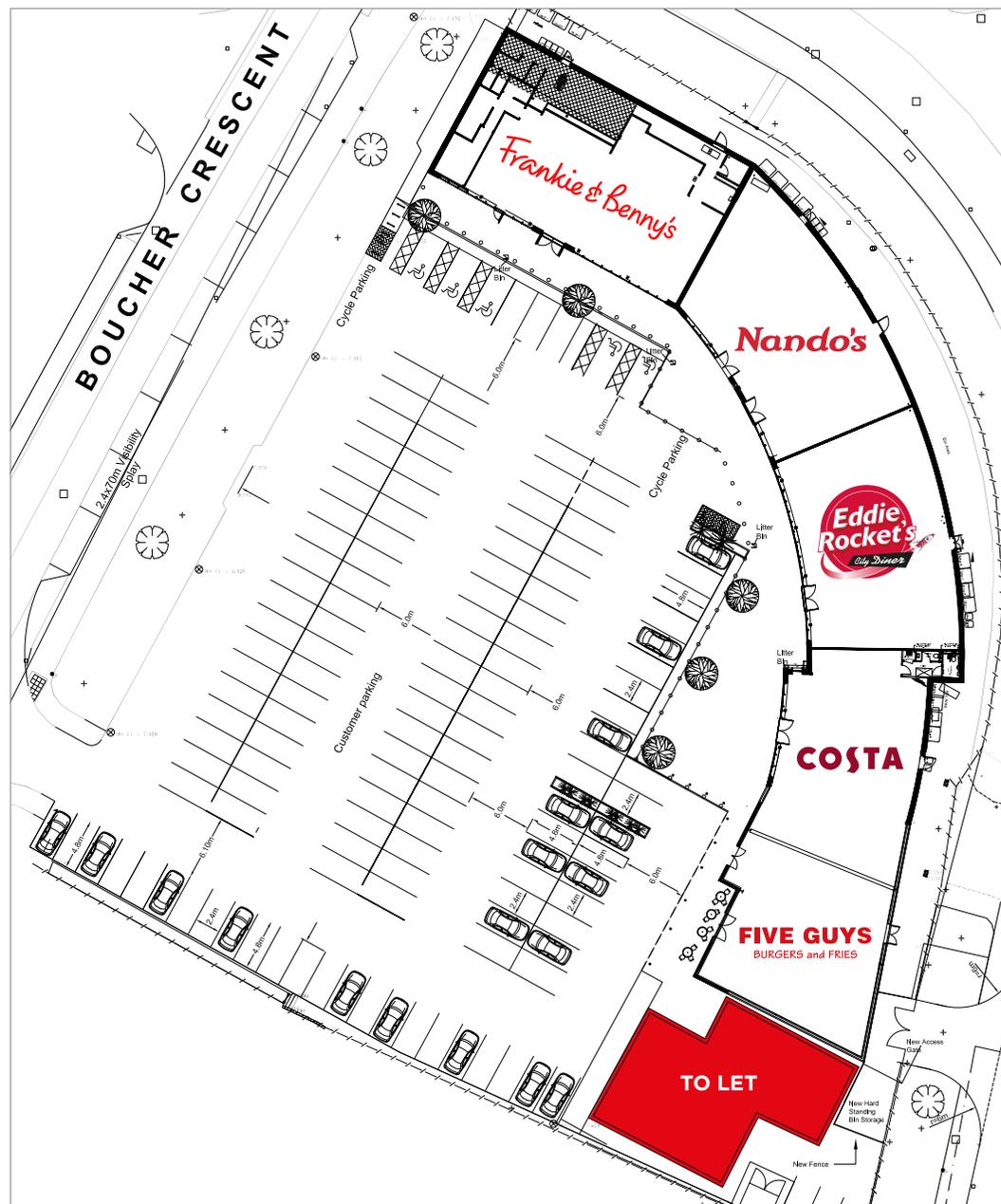
Successfully established parks such as Boucher Retail Park, Balmoral Retail Park and Shane Retail Park are within close vicinity and host names such as M&S, Pets at Home, Next, TK Maxx, River Island, Sports Direct, Homebase, Dunelm Mill and Smyths Toys.

PROPERTY DESCRIPTION

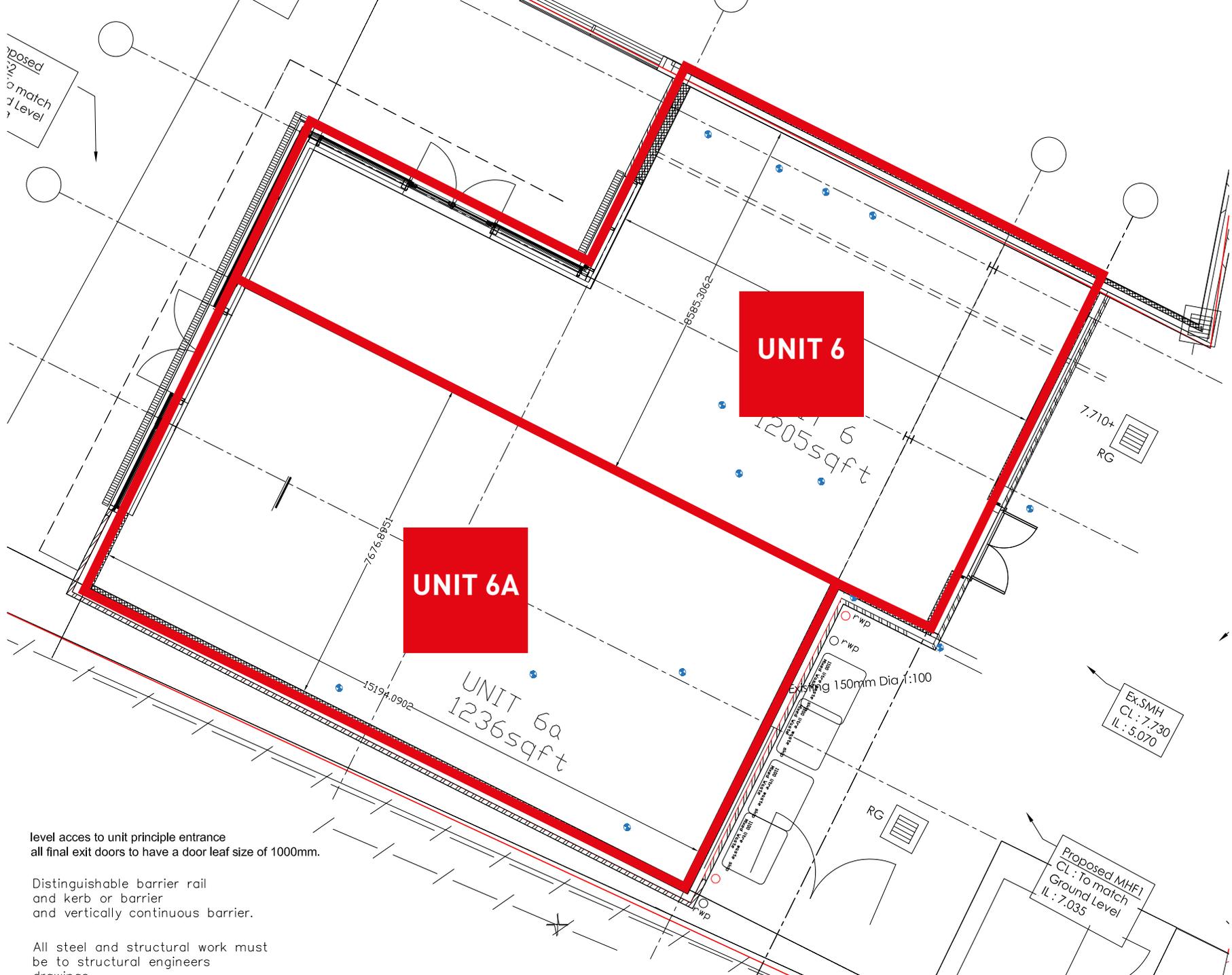
Boucher Square at Boucher Crescent comprises 6 units totalling over 15,000 sq ft of restaurant space and provides the main casual dining provision for the area.

The scheme benefits from 135 on-site parking spaces and is easily accessible from Boucher Road.

The unit will be handed over as a shell condition.



TO LET - Unit 6 Boucher Square, Boucher Crescent, Belfast



level access to unit principle entrance
all final exit doors to have a door leaf size of 1000mm.

Distinguishable barrier rail
and kerb or barrier
and vertically continuous barrier.

All steel and structural work must
be to structural engineers
drawings

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Lease Terms

Accommodation c.1,200 sq ft - 2,500 sq ft (232 sq m).
Rent £25 psf.
Term 15 year effectively FRI lease.
Rent Review 5 yearly upwards only.

VAT

We are advised the subject property will be VAT registered and therefore VAT will be charged in addition to the above rent.

EPC

C63.

FURTHER INFORMATION

For more information or to arrange a viewing please contact:



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