

To Let

Ground Floor Retail / First Floor Office Accommodation

Boucher Centre, Boucher Road, Belfast



- Accommodation includes a retail unit extending to approx. 1,400 sq ft / 130 sq m and first floor office suite extending to approx. 2,823 sq ft / 262 sq m
- Units front directly onto the busy Boucher Road
- Units available separately
- Suitable for a variety of uses, subject to planning
- Onsite car parking spaces

Savills Belfast

1st Floor Lesley Studios
32/36 May Street
Belfast BT1 4NZ

+44 (0) 28 9026 7820

savills.ie



Location

The Boucher Centre is strategically positioned fronting on to the busy Boucher Road in close proximity to Boucher Retail Park. The Boucher Road is Northern Ireland's Premier Retail and Warehouse destination which enjoys a highly accessible location adjoining the M1 Motorway between Stockman's Lane and the Donegall Road junction.

Neighbouring occupiers within The Boucher Centre include Maplin, Subway, Sally Salon, Axa and Oasis.

Description

This property is finished to a good standard to include painted/plastered walls, wooden flooring, spot lighting and male and female WCs. The ground floor retail unit extends to over two floors and benefits from an electric roller shutter. The first floor office suite is accessed off the main car park via a communal entrance.

Accommodation

The unit provides the following approximate areas:

Floor	Sq ft	Sq m
Unit 15/16 GF Retail	1,400	130
Unit 15/16 FF Offices	2,823	262
Total	4,223	392

*Units available separately

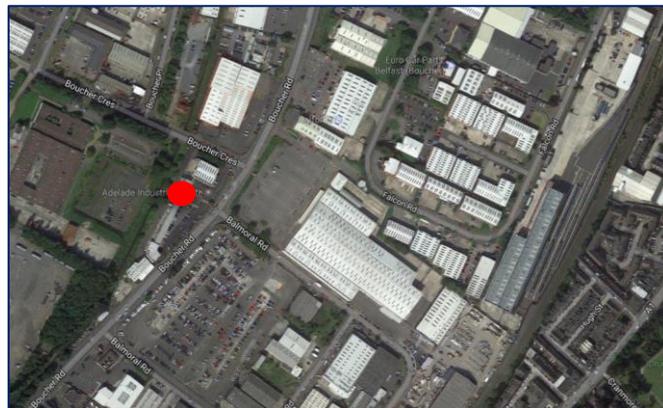
Lease Details

Rent: GF Retail Unit – £25,000 pax
FF Office Unit - £15,000 pax

Term: Flexible lease terms.

Service Charge: A service charge will be levied to cover Landlord's reasonable outgoings to include external repairs, maintenance of common areas.

Insurance: The tenant will be responsible for internal repairs and will reimburse the Landlord with a fair proportion of the building insurance premium.



Rates Assessment

We are advised by Land and Property Services of the following:

Unit	NAV	Rates Payable
Unit 15/16 GF Retail	£25,560	£15,148
Unit 15/16 FF Office	£15,700	£8,890

EPC

Unit 15/16 GF Retail – D77

Unit 15/16 FF Office – D90

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax

Further Information/ Viewings

Colleen Fox

+44 (0) 28 9026 7826

colleen.fox@savills.ie

Important Notice

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.