

# 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

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## 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
<b>Total</b>	<b>4,223</b>	<b>392</b>

\*Units available separately

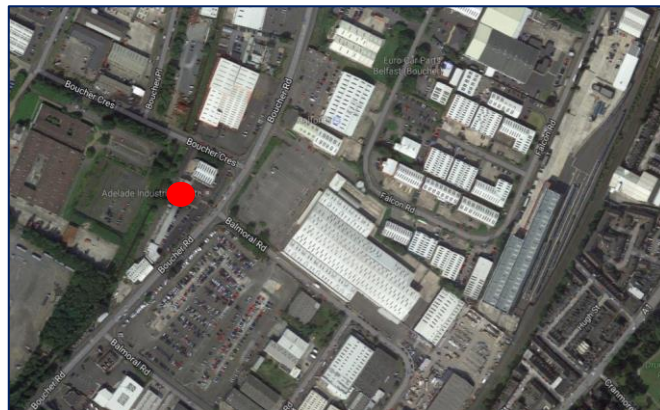
## Lease Details

**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

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