

To Let

Retail Showroom

Boucher Centre, Boucher Road, Belfast



- Unit fronts directly onto the busy Boucher Road
- Retail showroom extending to 5,848 sq ft
- Suitable for a variety of uses, subject to planning
- Free onsite car parking spaces

Savills Belfast

1st Floor Lesley Studios
32/36 May Street
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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 William Hill Bookmakers, Skinny Kitchen, Sally Salon Supplies and Oasis.

Description

The unit is finished to a good standard to include painted/plastered walls and spot/strip lighting. Available for immediate occupation.

Accommodation

The unit provides the following approximate areas:

Unit	Sq ft	Sq m
Former Maplin	5,848	543

*Unit may be split

Lease Details

Rent: £80,000 pax

Term: Flexible lease terms.

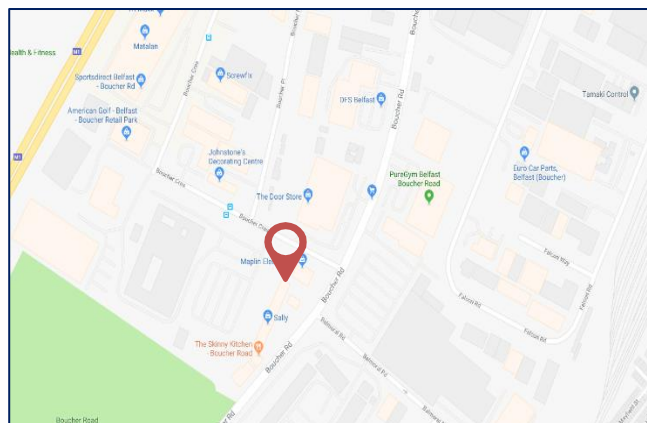
Service Charge: A service charge will be levied to cover Landlord's reasonable outgoings to include external repairs, maintenance of common areas.

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:

NAV	Rate £ 2018/2019	Rates
£89,800	0.602803	£54,132



EPC

Available on request

VAT

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

Further Information/ Viewings

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