

To Let

Ground Floor Retail / First Floor Office Accommodation

Boucher Centre, Boucher Road, Belfast



- Units front directly onto the busy Boucher Road
- Retail and office accommodation available
- 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, William Hill Bookmakers, Skinny Kitchen, Sally Salon Supplies and Oasis.

Description

The units are 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:

Floor	Sq ft	Sq m
Retail Unit 4	630	59
Retail Unit 8	686	63
Retail Unit 15/16	1,400	130
Office Unit 2-6	4,088	380
Office Unit 15/16	2,823	262

*Units can be merged to create up to c. 4,400 sq ft over ground and first floor

Lease Details

Rent:	Retail Unit 4	- £13,500 pax
	Retail Unit 8	- £14,000 pax
	Retail Unit 15/16	- £25,000 pax
	Office Unit 2-6	- £27,500 pax
	Office Unit 15/16	- £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
Retail Unit 4	£7,550	£4,551
Retail Unit 8	£8,850	£5,335
Retail Unit 15/16	To be Reassessed	
Office Unit 2-6	£29,300	£17,662
Office Unit 15/16 FF	To be Reassessed	

EPC

Available on request

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

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