

**Rent Only
£260 per
week!**



For Identification Purposes Only

To Let

**First Floor, 16 Boucher Way, Boucher Road, Belfast,
BT12 6RE**

Excellent self contained ready to go office suite

BEACON
PROPERTY

Location

Belfast is the capital city of Northern Ireland with a population extending to approximately 650,000, the 15th largest city in the UK, and a catchment population in excess of one million people within a 20 minute drive time. The city is situated approximately 104 miles north of Dublin and 75 miles south east of Derry/Londonderry.

The subject property is located in a highly prominent position on the Boucher Road, one of South Belfast's premier business/retail locations. With a wide range of retail, restaurants, car showrooms etc in the immediate area Boucher Road is a well-established and popular location for all sorts of business both small and large.

The subject location benefits from ease of access to Belfast city centre, George Best City Airport, Belfast Harbour and the general motorway network.

Description

The subject property provides adaptable office accommodation within the upper floor of a modern showroom trade counter enjoying own door access with shared on-site car parking.

The space enjoys excellent natural light and is currently fitted out to the previous tenants office specification to include plastered/painted walls, tiled flooring, oil fired heating and recessed lighting. The self-contained office benefits from own private disabled & WC area along with a kitchen area.

Accommodation

The property provides the following approximate internal areas:

Description	Sq. ft	Sq. m
Office	1,125	104
Kitchen	85	8
Total	1,210	112

Lease Details

Term: 6 year lease with rent review year 3

Rent: £260 per week exclusive

Repairs: Internal repairing to include glazing, doors and shutters. Ad hoc service charge to apply to cover any external repairs/ maintenance of communal areas and structure (service charge provision included in guide rent).

Building

Insurance: The tenant is to reimburse the landlord in relation to a fair and reasonable proportion of the insurance premium. Building insurance apportionment included in the guide rent figure.

Deposit: A rental deposit will be required and is to be agreed. Further details from the letting agent.

NAV

NAV: £5,550
Rate in £ 2025 / 26 £0.626592
Rates Payable (Approx) £3,478 per annum

* Please note the subject property may be entitled to qualify for the Small Business rates relief scheme which could result in a 20% reduction in rates liability.

Interested parties should satisfy themselves in relation to this scheme and ability to secure support.

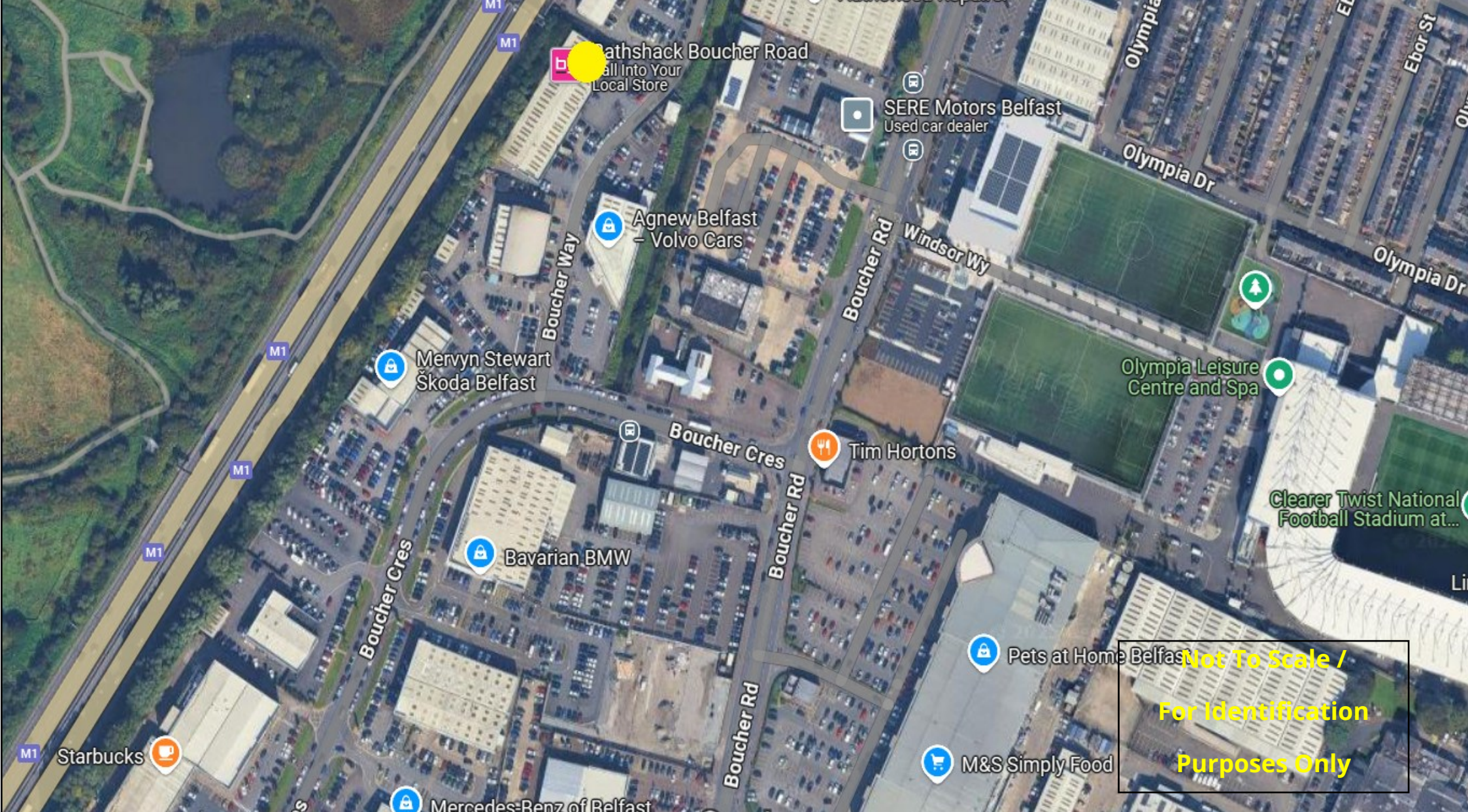
VAT

The property is VAT elected and so VAT will be chargeable on the above figures.

Availability

The space is available for immediate occupation subject to completion of a lease.





For further information or to arrange a viewing, please contact:-

Liam McAuley

+44 (0)28 9521 9319

+44 (0)7904 007114

Liam@beaconpropertyni.co.uk

Energy rating		C
Valid until	Certificate number	
1 November 2028	68007 7054-0550-0560-0561	
Property type	Office/Industrial/Professional services	
Total floor area	153 square metres	
Energy rating and score		
This property's energy rating is C		
Current rating	A+	
Current score	78	
Current rating	A	
Current score	75	
Current rating	B	
Current score	72	
Current rating	C	
Current score	69	
Current rating	D	
Current score	66	
Current rating	E	
Current score	63	
Current rating	F	
Current score	60	
Current rating	G	
Current score	57	

Beacon NI Property Ltd for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Beacon NI Property Ltd or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute

the whole or any part of an offer or contract; ii) Beacon NI Property Ltd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Beacon NI Property Ltd has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Beacon NI Property Ltd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

Customer Due Diligence - As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017.

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Beacon NI Property Ltd. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.