

To Let

Boucher Road, Belfast BT12 6HR

Up to 48,740 sq ft (4,527 sq m) of retail warehousing (Subject to planning)

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property
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65,000 sq ft let to The Range

LOCATION

The Boucher Road area, located in South Belfast, parallel to the M1 Motorway and the Lisburn Road, is the premier 'out of town' retail warehousing, trade counter and car showroom district in Northern Ireland.

The mix of retail and showroom uses, together with the accessibility is one of its major strengths. It is accessible to all parts of the city via the excellent road network. Junction 1 and Junction 2 of the M1 Motorway/ Westlink mean that the North and East of the city and M1 corridor are within easy reach. The City Centre is close by accessed via the Donegall Road and Tates Avenue and Stockman's Lane both lead to the local and affluent South Belfast market.

RETAIL CONTEXT

The Boucher Road area has a number of prominent retail schemes;

1

Shane Retail Park, Boucher Road (Bulky Goods)

Tenants include; Homebase, Argos, Dreams, Harveys, Carpet Right, Smyths Toys, Oak Furnitureland and Dunelm

2

Boucher Retail Park, Boucher Crescent (Class 1 Retail)

Tenants include; T K Maxx, Matalan, River Island, Next, Sports Direct, Boots, JD Sports, New Look & Starbucks.

3

Balmoral Plaza, Boucher Road (Bulky Goods)

Tenants include; Marks & Spencer Simply Food, DW Sports, Pets at Home, Chain Reaction Cycles, Lakeland and Costa Coffee.

4

Boucher Square – Leisure (Food and Beverage)

Tenants include; Prezzo, Nandos, Costa Coffee, Eddie Rockets and Frankie and Bennys

Car Showrooms

The Boucher Road area is also well known location for car showrooms with most prominent brands located in the area.

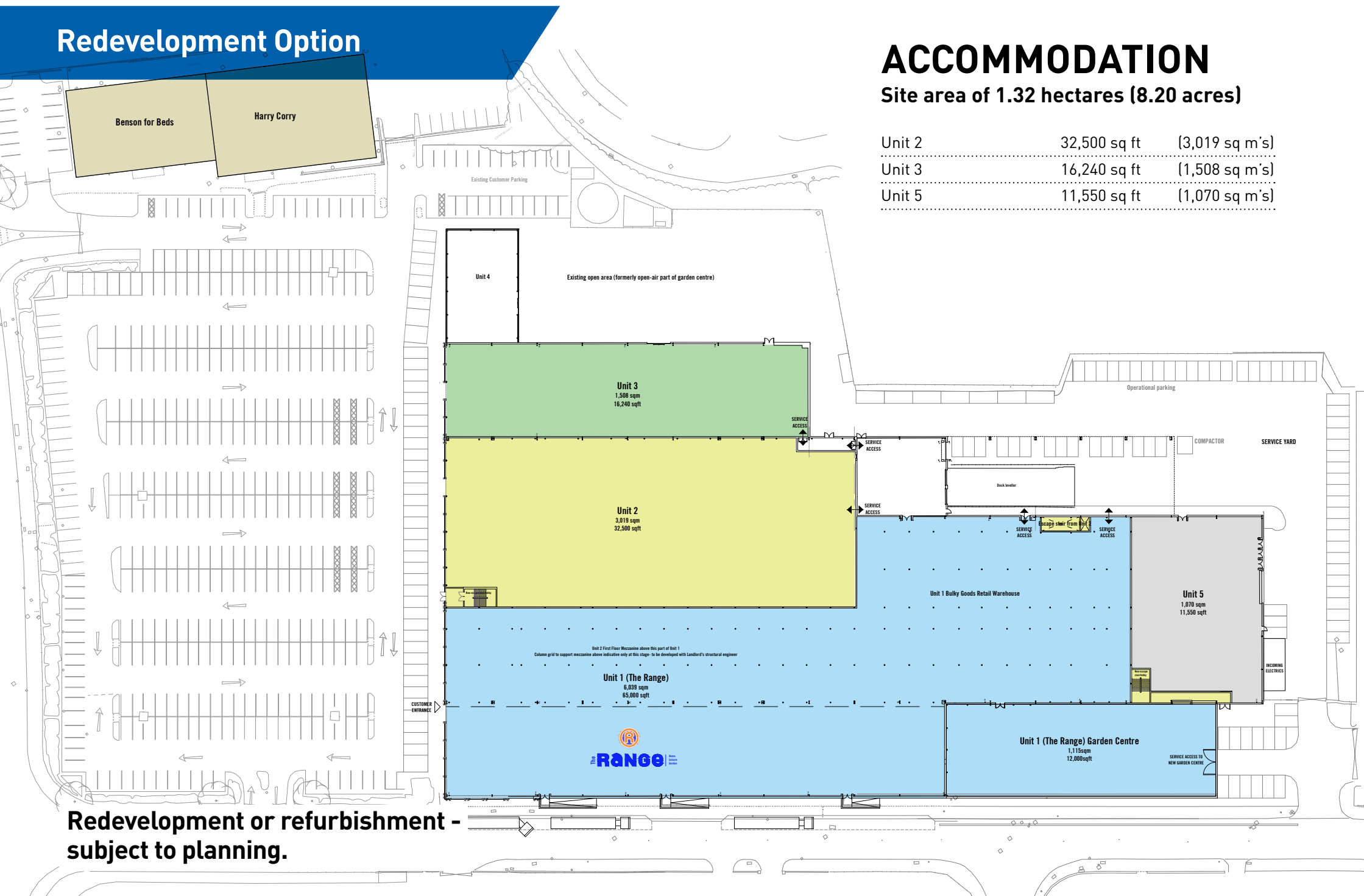


Redevelopment Option

ACCOMMODATION

Site area of 1.32 hectares (8.20 acres)

Unit 2	32,500 sq ft	(3,019 sq m's)
Unit 3	16,240 sq ft	(1,508 sq m's)
Unit 5	11,550 sq ft	(1,070 sq m's)



**Redevelopment or refurbishment -
subject to planning.**

To be assessed

LEASE TERMS

Rent	Upon application
Term	New 15 year effectively FRI lease
Rent Review	5 yearly upwards only

SPECIFICATION

The units will be handed over in a standard developer shell specification with services brought to a distribution point.

VAT

We are advised that the subject property is VAT registered and therefore VAT will be charged in addition to the above rents.

EPC (For Current Building)

C59.

FURTHER INFORMATION

For further information or viewing please contact;

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