



Instinctive
Excellence
in Property.

To Let

Prominent Retail / Hot Food Unit
c. 2,033 sq ft (189 sq m)

Units 15 and 16
The Lesley Centre
89 Boucher Road
Belfast
BT12 6HH

RETAIL/HOT FOOD

BENEFITS FROM
HOT FOOD PLANNING



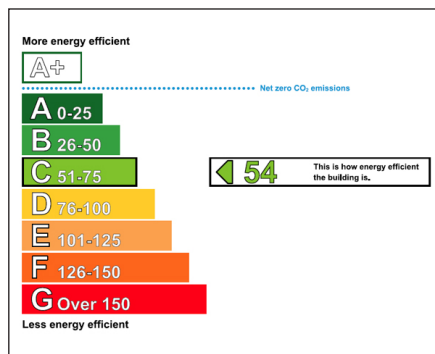
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EPC



Location

The Boucher Road, located in South Belfast, which runs parallel to the M1 motorway, is the premier 'out of town' retail, warehousing, trade counter and car showroom district in Northern Ireland. It is accessible to all major parts of the city, given its proximity to the M1 motorway and Belfast City Centre which is only 3 miles away.

There are a number of retail parks in the area including; Shane Retail Park, Balmoral Plaza and Boucher Retail Park.

The Lesley Centre is surrounded by a wide variety of occupiers to include; Lynas Food Outlet, Halfords, Northern Ireland Fire and Rescue Service and Homebase.

Description

The property is currently used as a showroom over Ground and First Floors and is fitted to an excellent standard throughout. The ground floor benefits from a roller shutter access and storage area to the rear of the unit as well as a disabled WC.

The first floor is accessed by stairs from the main showroom and provides a further customer facing area as well as staff kitchen and office area. Heating is by way of Air Conditioning.

Note: The property now benefits from Hot Food Planning Permission, details available via the NI Planning Portal under ref: LA04/2022/0850/F.

Finishes include:

- Tiled floors
- LED lights
- Air conditioning
- Excellent floor to ceiling height

Accommodation

The property has been measured in accordance with the RICS code of Measuring Practice, Sixth Edition. All areas being approximate:

Description	Sq Ft	Sq M
Ground Floor	1,237	115
First Floor	796	74
Total	2,033	189

Rates

We have been advised by the Land and Property Services of the following rating information:

NAV:	£22,800 per annum
Estimated Rates Payable:	£12,540
Current rate in £ for 2022/2023:	£0.551045

Lease Terms

Term:	5 years
Rent:	£19,950 per annum exclusive
Service Charge:	£3,545 per annum exclusive
Insurance:	To be confirmed
Repairs:	Full repairing and insuring

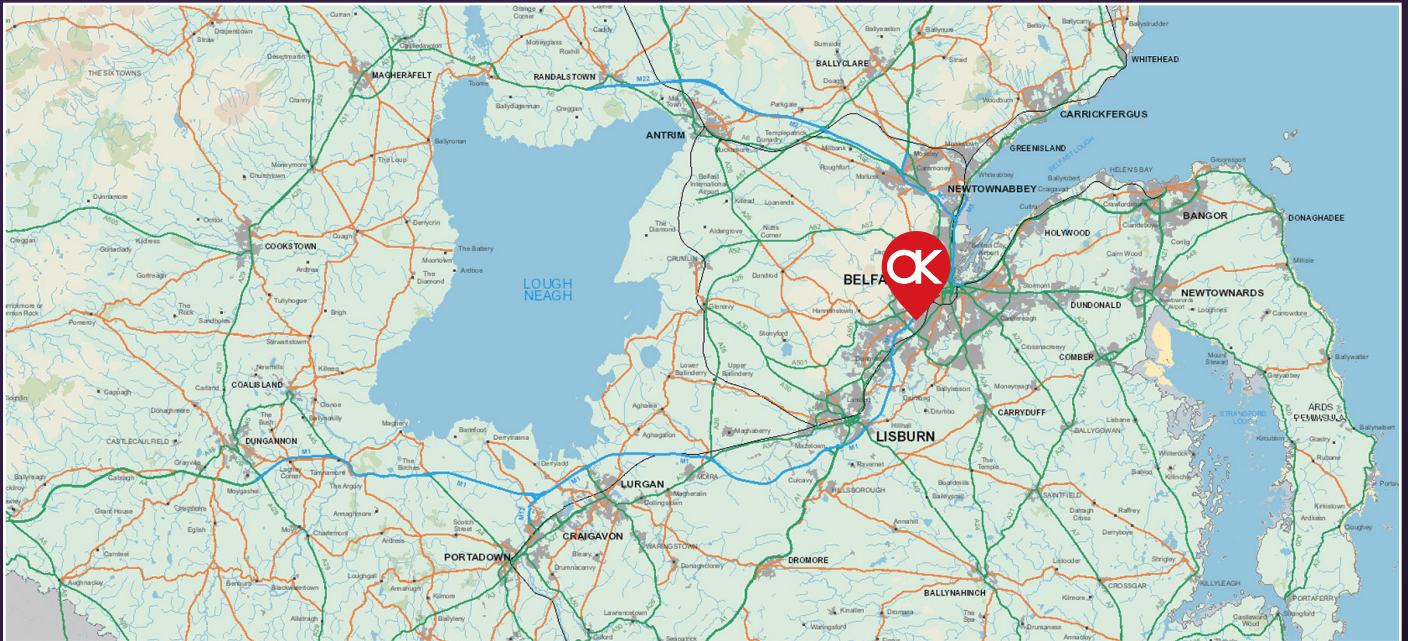
VAT

All prices, rentals and outgoings are quoted exclusive of VAT.





FOR IDENTIFICATION PURPOSES ONLY



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MISREPRESENTATION ACT 1967

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