

# To Let

By Way Of Assignment / Sublease

Excellent Retail Unit

Units 2&3, The Lesley Centre, Boucher Road, Belfast, BT12 6HR



CUSHMAN &  
WAKEFIELD



McCOMBE  
PIERCE



Boucher Road  
Playing Fields

Northern Ireland  
Fire & Rescue Service

Euro Garden  
& Home

Subject  
Property

Jollies

The Door Store

DFS

Halfords

Harry Corry

The Range

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### Property Highlights

- Situated in a highly prominent and accessible position fronting the Boucher Road.
- Fully fitted ground floor retail unit.
- Extending to approximately 1,371 sq.ft. (127.37 sqm).
- Suitable for a variety of uses, subject to planning permission.

### Location

Belfast is the capital of Northern Ireland and the principal commercial, administrative, cultural and tourist destination in the province with a population of c.675,000 people to include the Greater Belfast region.

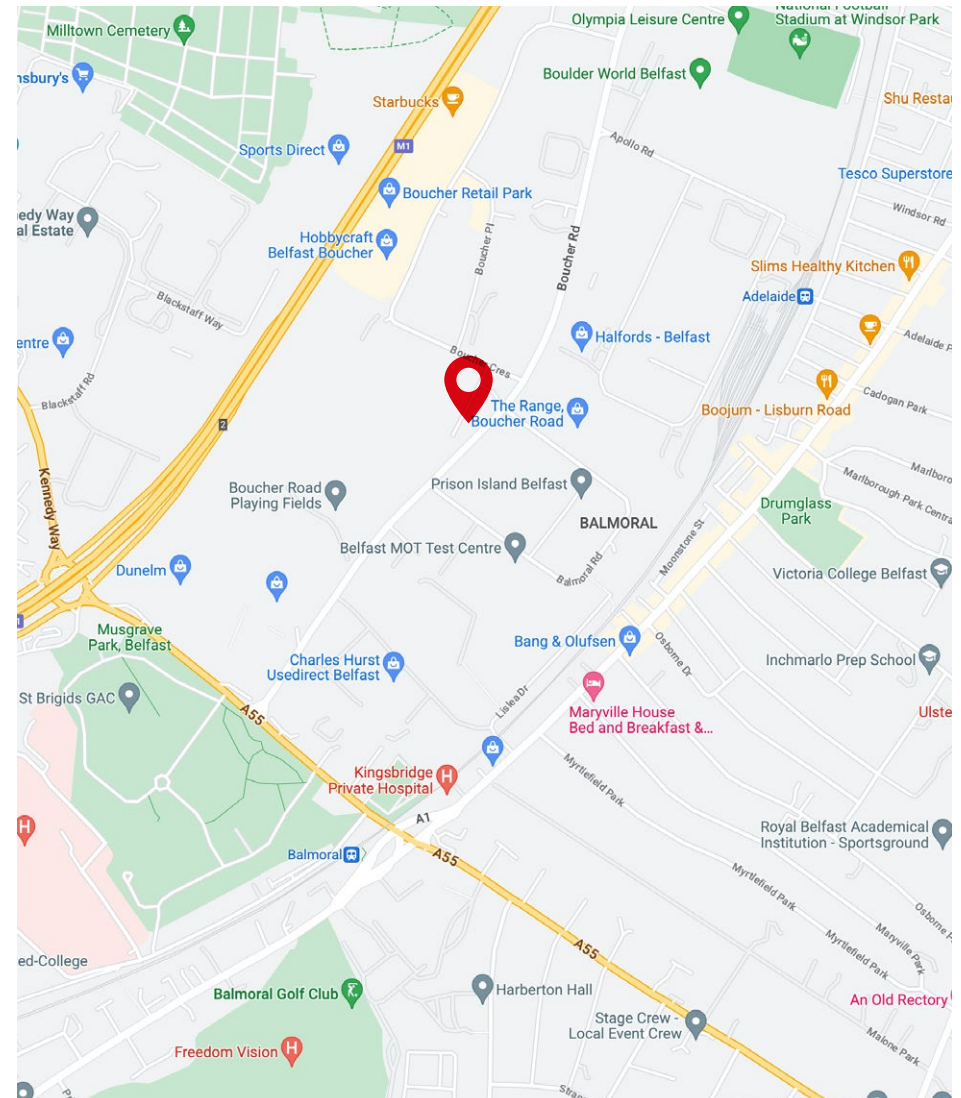
The Boucher Road is a main arterial route located approximately 2 miles south west of Belfast City Centre and is easily accessible positioned adjacent to Junctions 1 and 2 of the M1 Motorway. It is regarded as Northern Ireland's premier 'out of town' retail, warehouse, trade counter and car showroom destination with occupiers such as BMW, Mercedes Benz, Charles Hurst, M&S, The Range, DFS, Homebase, Chain Reaction Cycles, Lakeland and Halfords.

The Lesley Centre occupies a highly prominent position on the Boucher Road at its junction with Boucher Crescent. It is a predominantly retail based scheme with ample free onsite car parking and tenants including Jollyes, Oasis Gaming, Sally Salon Services, Make Interiors and Euro Garden & Home.

### Description

A modern, ground floor, fully fitted retail unit with an extensive frontage to the Boucher Road. It is currently configured to provide a large open plan retail sales area to the front with office/storage, kitchen and WC facilities to the rear.

Finished internally to a high standard to include air conditioning, plastered/painted and cladded walls, suspended ceilings with recessed fluorescent strip and spot lighting, tile, carpet and vinyl floor coverings, aluminium framed glazed shopfront and an internal electric roller shutter.



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## Accommodation

Description	Sq Ft	Sq M
Ground Floor	1,371	127.37

## Lease Details

Term:	Expiring on 31st December 2026.
Passing Rent:	£26,000 per annum exclusive.
Repairs:	Tenant responsible for all internal repairs & maintenance to the demise to include the shopfront.
Service Charge:	Estimated at £2,320 per annum exclusive.
Buildings Insurance:	Estimated at £650 per annum exclusive.

## Rates

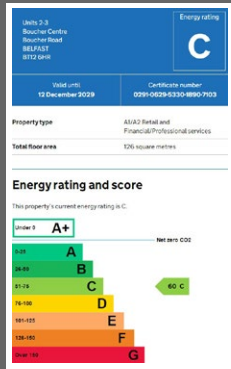
We are advised by Land & Property Services that the NAV is £17,200, resulting in rates payable for 2023/24 of approx. £9,842.

## VAT

We are advised that the property is currently VAT Registered.



## EPC



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