

Rent £275 per week



## To Let – First Floor Office / Studio

16 Boucher Way, Boucher Road, Belfast, BT12 6RE



1,210 sq ft self contained first floor office / studio



Convenient and accessible located off the highly popular Boucher Road



On site communal parking

### Get more information

#### **Avison Young**

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## Location

The subject property is located in a highly prominent position on the Boucher Road, one of Greater Belfast's premier business/retail locations. With a wide range of occupier's including Isaac Agnew, Audi, Bavarian, Halfords and Marks and Spencer, Boucher Road is a well-established and popular trading location.

Belfast is the capital city of Northern Ireland with a population in excess of 1 million. The location therefore benefits from ease of access to Belfast city centre, George Best City Airport, Belfast Harbour and the M1 Motorway network.



## Lease Details

**Term:** Negotiable subject to periodic rent reviews.

**Rental:** £275 per week exclusive of VAT

**Service Charge:** An ad hoc service charge shall be applicable to cover external repairs/maintenance to the building and any communal areas.

**Building Insurance:** The tenant shall be liable for a fair and reasonable proportion of the building insurance premium.

**Repairs:** The tenant is responsible for internal repairs to the property to include entrance doorway and roller shutter.

## NAV

NAV: £5,550  
 Rate £ 2024/2025: £0.599362  
 Rates payable: £3,326 per annum

Please note the subject space may be suitable for small business rates relief resulting in a 20% annual saving. Interested parties should satisfy themselves of this.

## VAT

All prices and rentals quoted are exclusive of, but may be subject to, VAT.

## EPC

C71 (copy of EPC available upon request)

## 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 is suitable for a variety of uses subject to any necessary planning consent's.

## Accommodation

Description	Sq. ft	Sq. M
Offices	1,125	104.25
Kitchen	85	7.9
<b>Total</b>	<b>1,210</b>	<b>112.4</b>



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