

Rent 225 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: £225 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
Total	1,210	112.4



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