



**RHM**  
Commercial

**TO LET**  
(BY WAY OF ASSIGNMENT)

PROMINENT COMMERCIAL PREMISES

UNIT 6 ENTERPRISE HOUSE  
BOUCHER CRESCENT  
BELFAST  
BT12 6HU



## Unit 6 Enterprise House Boucher Crescent Belfast BT12 6HU

- Prominent commercial premises formerly used as a bathroom showroom
- Located on Boucher Crescent, Northern Ireland's premier location for retail warehousing, trade counter and car showrooms
- Close to Boucher Retail Park with occupiers including Sports Direct, Hobby Craft, Matalan, TK Maxx
- Gas fired heating and air conditioning
- Total Floor area 165.1 sq m (1,777 sq ft)
- Customer car parking



## DESCRIPTION

Two storey commercial premises fronting onto Boucher Crescent with forecourt customer parking.

Finished with gas fired heating and air conditioning, electric roller shutter, aluminium frame shop front, full height aluminium frame windows to first floor and suspended ceilings.

## LOCATION

Located on Boucher Crescent off Boucher Road 3 miles from Belfast City Centre, 2 miles from Royal Victoria Hospital, 0.8 mile from Adelaide Train stop.

Click [here](#) for Streetview link.



## ACCOMMODATION

Floor	Sq M	Sq Ft
Ground	80.4	865
First	99.9	1,076
<b>Total Area</b>	<b>165.1</b>	<b>1,777</b>

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## LEASE DETAILS

Term:	Current lease expiring 27 <sup>th</sup> September 2025 however the lessors are open to granting an extension to the new assignee.
Current Rent:	£22,000 per annum plus VAT
Repairs & Insurance:	The tenants will be responsible for repairs to the premises and the building insurance premium. Current year's insurance £1,441.80 plus vat.
Service Charge:	The tenants will be responsible for a service charge to cover the maintenance, repair and management of the external common areas. Current budget £2,283.28 plus vat.

## RATES

NAV:	£15,700
Estimated Rates Payable:	£9,410 for 2024/25 rates year

## EPC

Energy Rating:	B
Certificate Number:	6430-8392-7086-0572-6834

## VAT

The premises are VAT registered and all charges will be liable for Value Added Tax.



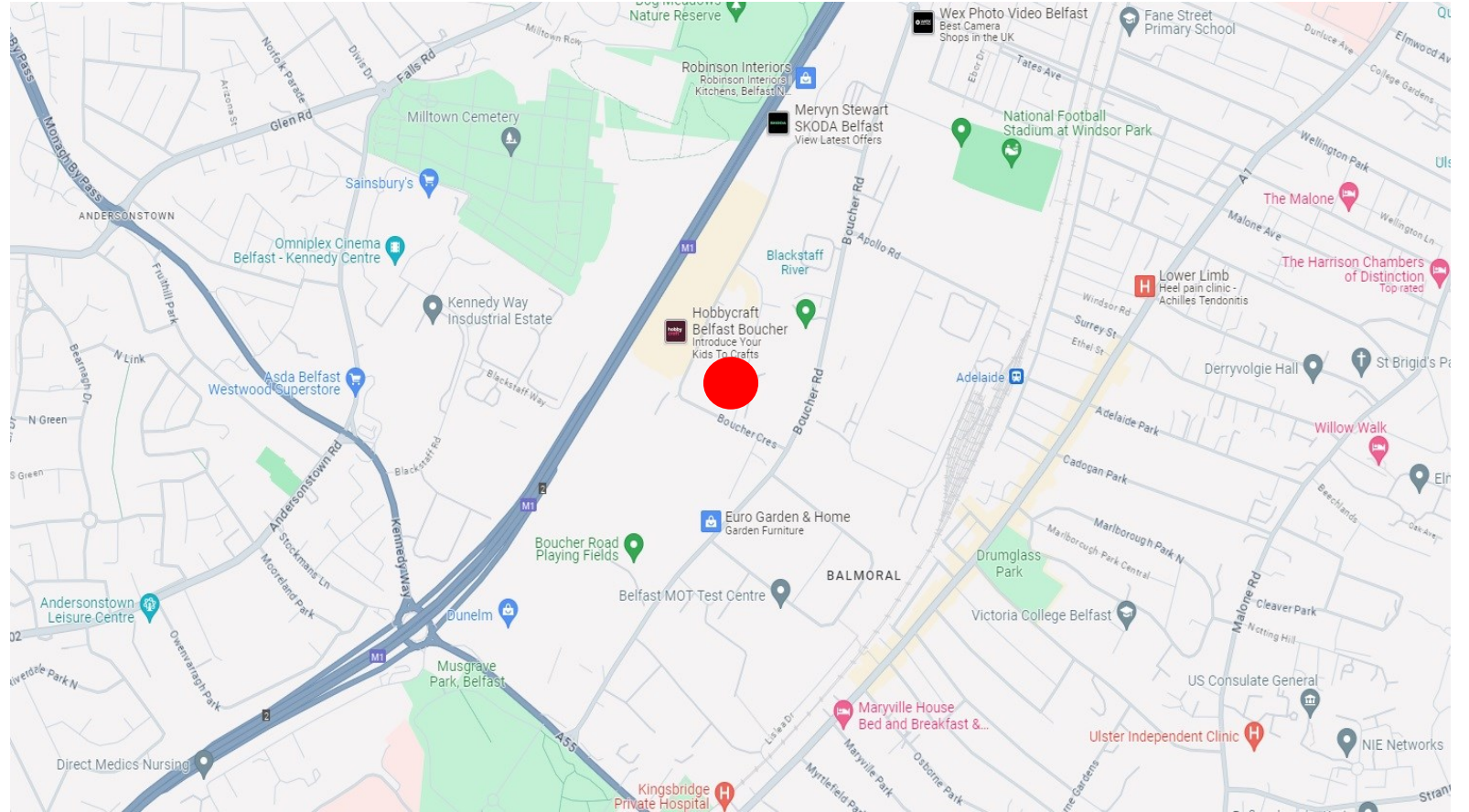
# RHM Commercial

## CONTACT

For further information or to arrange a viewing please contact:

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