McConnell (M) JLL Alliance Partner



028 90 205 900 mcconnellproperty.com



Prime Mixed-Use Investment Opportunity

Enterprise House Boucher Crescent Belfast **BT12 6HT**

- Prominent corner site situated close to the junction of Boucher Road.
- · Fully-let producing a gross income of £147,550 per annum.

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LOCATION

The property is situated on the corner of Boucher Crescent and Boucher Place, close to the junction of Boucher Road and just 160 meters from Boucher Retail Park. Boucher area is Belfast's premier location in terms of retail warehouse, trade counter and car show rooms. It is located approximately 3 miles from Belfast City Centre, and 1 mile from the M1 Broadway Junction.



DESCRIPTION

The subject comprises of three 2-storey showroom units fronting Boucher Crescent and five warehouse units to the rear. The property is currently fully let to 8 tenants producing an income of £147,550 per annum exclusive.

TITLE

The property is held under a 125 year Lease from 1st January 1987 at a current passing rent of £44,300 per annum.

SALE PRICE

We are instructed, to seek offers over £1,100,000 (One Million and One Hundred Thousand Pounds Sterling) for our client's long lease interest, excluding VAT. A purchase at this level would reflect a net initial yield of 8.86% assuming purchasers' costs of 5.85%.

VAT

All prices and outgoings stated are exclusive of VAT, which will be chargeable.





RATES

The rate in the £ for 2024/25 is £0.599362. Therefore, the rates payable for 2024/25 are available below.

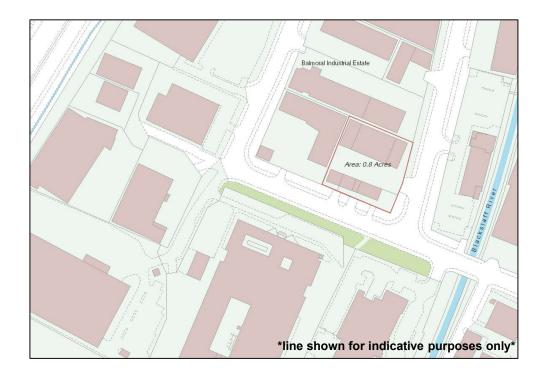
Unit	NAV	Rates Payable	
1	£9,750	£5,843.78	
2 & 2A	£11,000	£6,592.98	
3	£8,400	£5,034.64	
4	£12,200	£7,312.22	
5	£18,000	£10,788.52	
6	£15,700	£9,409.98	
7	£15,800	£9,469.92	
8	£28,400	£17,021.88	

EPC

A copy of the EPC certificates are available and can be provided upon request.

SITE AREA

The site extends to c.0.8 acres.



FOR SALE – Enterprise House, Belfast, BT12 6HT



TENANCY SCHEDULE

Tenant	Unit	Term	Lease Start	Lease End	Area Sq Ft	Current Rent
Efficient Supplies Limited	1	5 years	01/10/2019	01/09/2024	2,203	£9,000
Choice Interiors Ltd	2 & 2A	5 years	01/12/2020	31/11/2025	2,008	£10,000
Irish Football Association	3	5 years	17/05/2023	16/05/2028	1,300	£9,750
Rite Price Tiles	4	10 years	02/11/2017	02/11/2027	2,700	£10,800
Alarm Supplies Scotland Ltd	5	5 years	13/06/2021	12/06/2026	2,730	£22,000
Saint Gobain Building Distribution	6	10 years	28/09/2015	28/09/2025	1,843	£22,000
PPG Architectural Coatings UK Ltd	7	10 years	13/07/2017	12/07/2027	2,038	£21,500
Homefit Joinery Company Ltd	8	5 years	15/02/2021	14/02/2026	3,150	£42,500
					Total	£147,550

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LOCATION



Customer Due Diligence

As a business carrying out estate agency work, we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 -

http://www.legislation.gov.uk/uksi/2017/692/made

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with McConnell Property. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

VIEWING

For further information or to arrange a viewing, please contact:

McConnell



Contact: Greg Henry / Ross Molloy

Tel: 078 4192 8670 / 074 4308 5690

Email: greg.henry@mcconnellproperty.com /

ross.molloy@mcconnellproperty.com



Contact: Lisa McAteer

Tel: 079 2018 8003

Email: lisa.mcateer@cbreni.com

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