



Instinctive  
Excellence  
in Property.

# To Let

Restaurant / Café Opportunity  
c. 1,140 sq ft (c. 106 sq m)

North of 55 Boucher Road  
Belfast  
BT12 6HR

RESTAURANT / CAFE

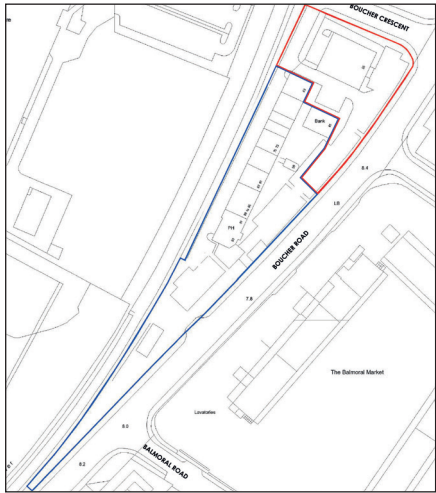


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## Restaurant / Café Opportunity c. 1,140 sq ft (c. 106 sq m)

North of 55 Boucher Road  
Belfast  
BT12 6HR

### RESTAURANT / CAFE



### Location

This opportunity is conveniently located in the vibrant commercial hub of Boucher Road, one of the main arterial routes approximately 2 miles southwest of Belfast City Centre. The surrounding area is known for its popular retailers, restaurants, and car dealerships, including Charles Hurst, Agnew Group, M&S, Homebase, and Nando's. The Lesley Boucher Centre occupies a highly prominent position on Boucher Road at its junction with Boucher Crescent, ensuring excellent visibility and accessibility.

### Description

The unit will be newly built ready for occupation around Q2 2025.

The premises has approved planning for a ground floor restaurant / cafe unit c. 1,140 sq ft with parking to the front.

### Accommodation

The property has been measured in accordance with the RICS code of Measuring Practice, Sixth Edition. All areas being approximate:

Description	Sq Ft	Sq M
<b>TOTAL</b>	c. 1,140	c. 106

### Lease Details

**Term:** Negotiable  
**Rental:** £45,000 per annum exclusive

### VAT

All prices, rentals and outgoings are quoted exclusive of VAT.

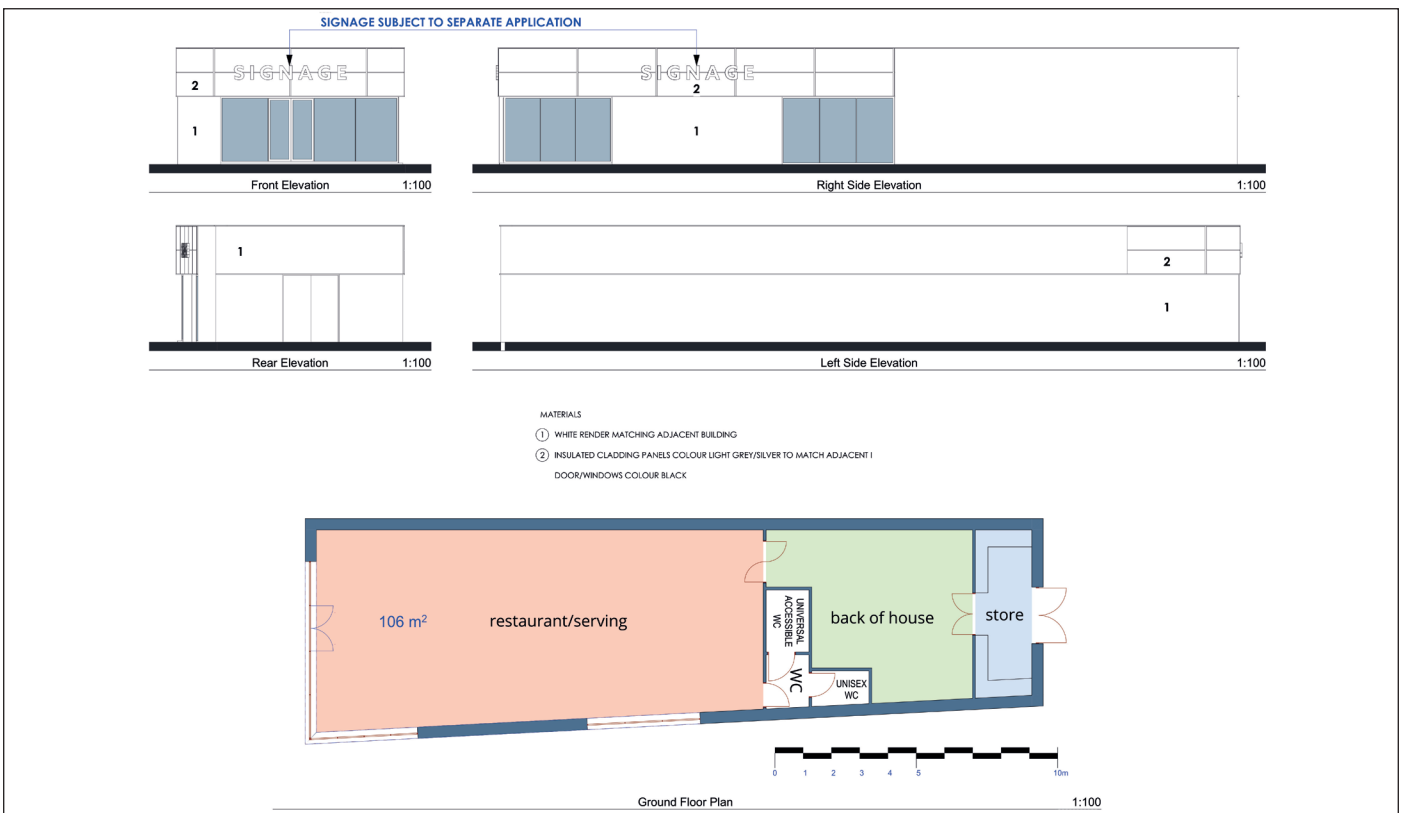
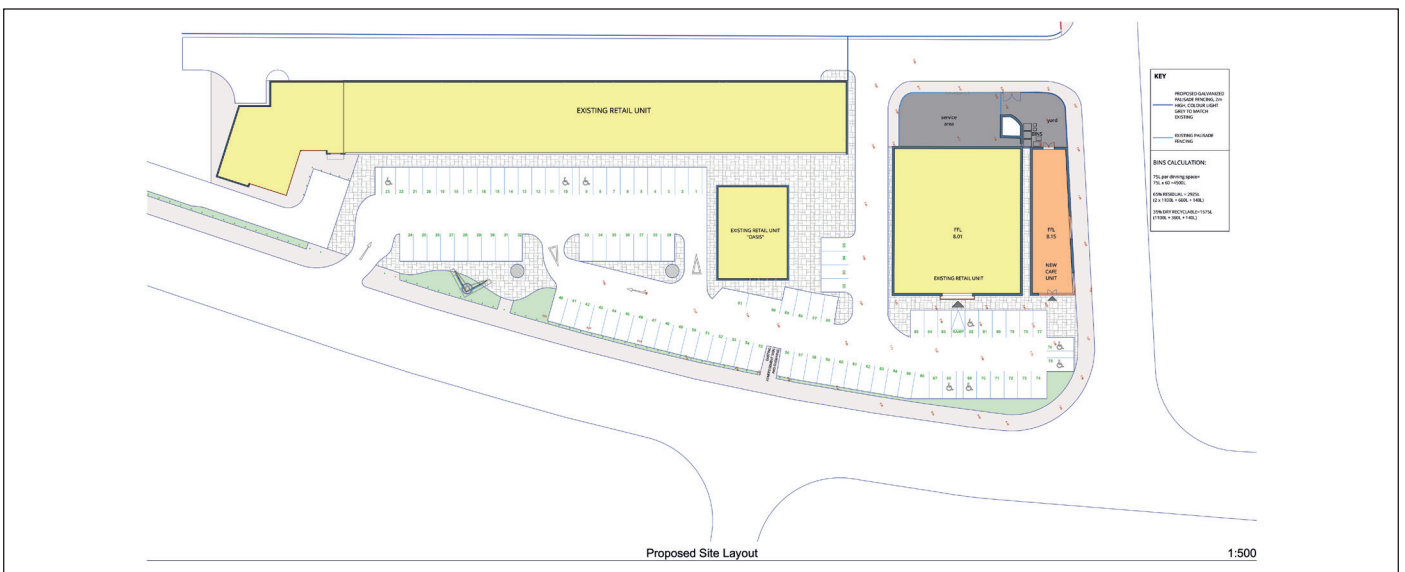
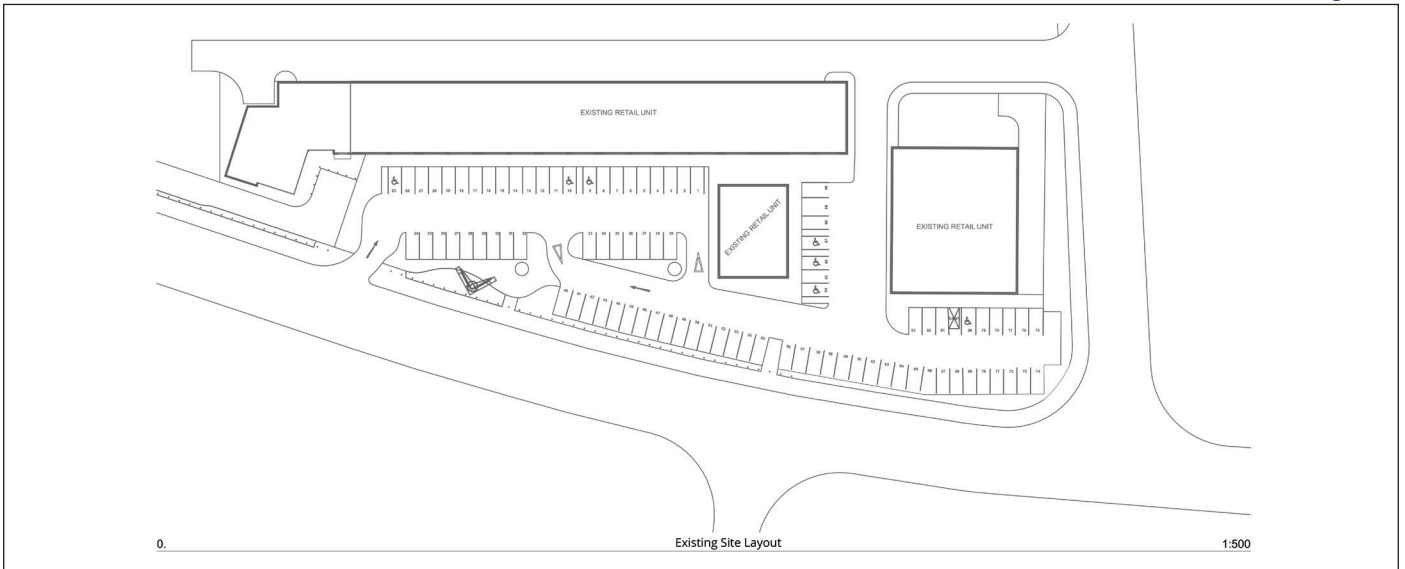
### Anti-Money Laundering

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/lessee will be required to satisfy the vendor/lessor and their agents regarding the source of the funds used to complete the transaction.

### Proposed Scheme

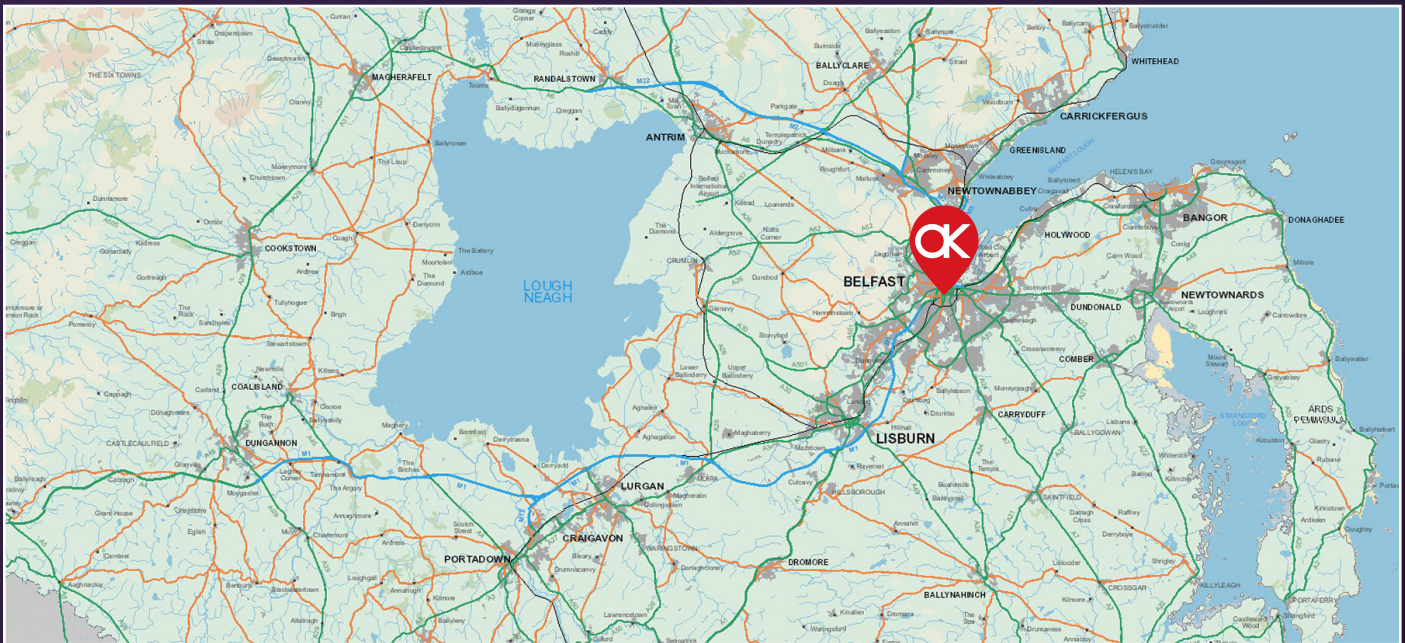


**Proposed Site Layout**





FOR IDENTIFICATION PURPOSES ONLY



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## 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/uk/si/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 Osborne King. 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.

## MISREPRESENTATION ACT 1967

The premises are offered subject to contract, availability and confirmation of details. The particulars do not form part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied upon as statements of fact any attending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The vendors or lessors do not make or give Osborne King and Megran Limited or any person in its employment, any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. These particulars are issued on the understanding that all negotiations are conducted through this company, Osborne King & Megran Limited. Registered in Northern Ireland No. 27969. Registered Office: 3rd Floor, Imperial House, 4-10 Donegall Square East, Belfast, BT1 5HD. Any maps / Plans based on the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office Crown Copyright Reserved Licence No. CS 369. This plan is for convenience only. Its accuracy is not guaranteed and shall not be deemed to form part of any contract.