



To Let High Profile Car Showroom

15 Boucher Road, Belfast BT12 6HR



McKIBBIN
COMMERCIAL

028 90 500 100

LOCATION

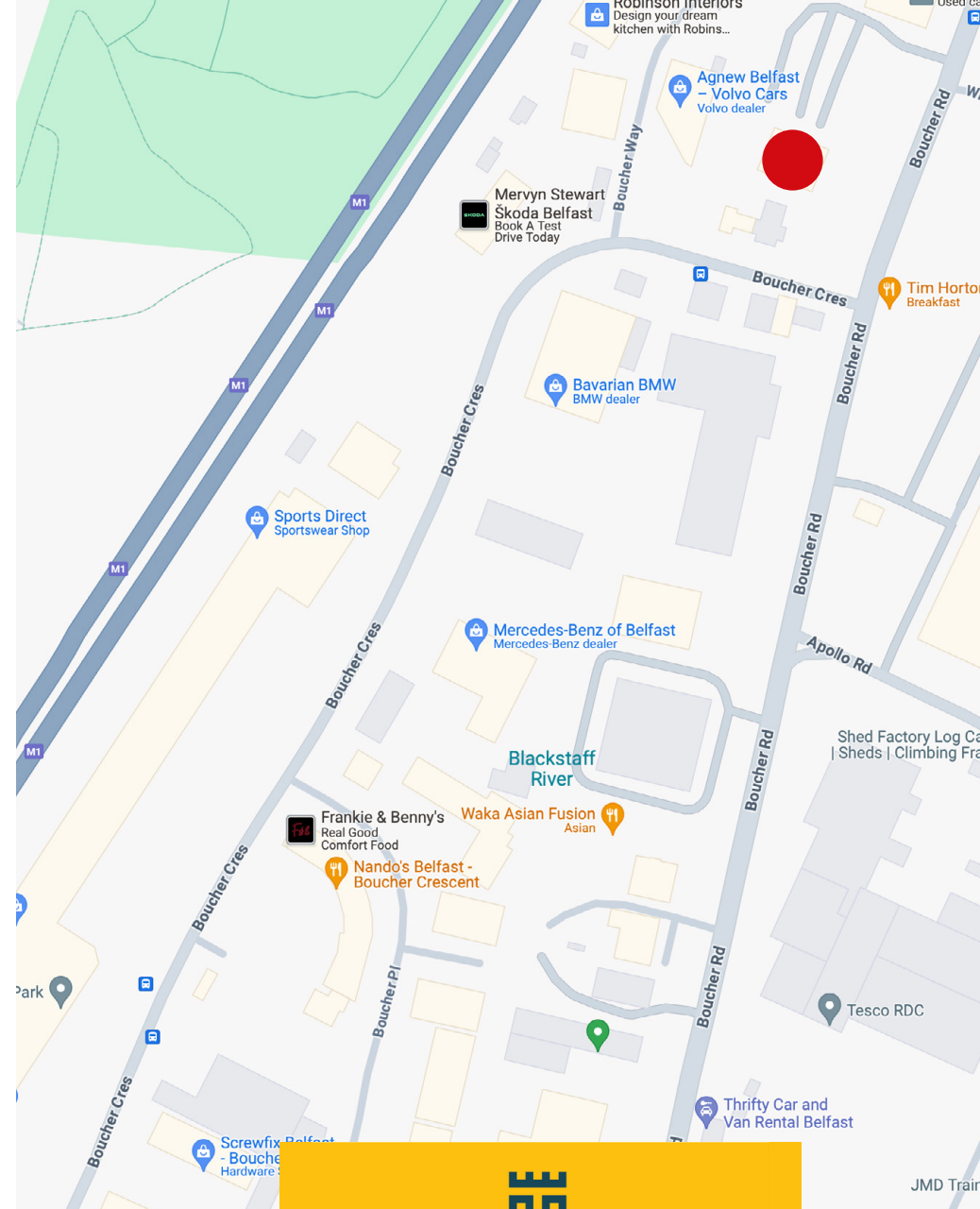
- The subject property is located on the main Boucher Road in South Belfast approximately 2 miles from Belfast City Centre, approximately 0.25 miles from the Broadway junction of the M1 Motorway/Westlink and also 1 mile from the Stockmans Lane junction of the M1.
- The Boucher Road has evolved over the years from being predominantly a car showroom and industrial location to now being a more diverse area which includes many of the leading car dealerships and retail parks.
- Retail occupiers in the area include Harvey Norman, Smyth's Toys, DFS, B&M Bargains, The Range, Sports Direct, Lakeland, Pure Gym and M&S Simply Food. In addition to these retailers there is a plethora of DIY and trade counter showroom uses with occupiers including Screwfix, Homebase, Halfords and The Door Store.

DESCRIPTION

- The subject premises is located opposite the National Stadium and Olympia Leisure Centre. Further improvements are ongoing to provide a new boulevard entrance from the Boucher Road either side of the new Lidl.
- The subject comprises a 2-storey showroom premises of approximately 762 sq m (8,195 sq ft) and is situated on a rectangular shaped site of c. 0.33 Hectares (0.82 Acres) with a frontage to the Boucher Road of 43.2 m (142 ft).

ACCOMMODATION

Description	Sq M	Sq Ft
Showroom/Offices	292	3,319
Parts Store	33	353
Workshop	315	3,387
Workshop Control	10	105
1st Floor Offices	43	467
1st Floor Mezzanine	69	744
Total	762	8,375



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SITE AREA

Total Site Area: c. 0.33 hectares (0.82 acres)

Frontage to Boucher Road: c. 43.2 m (142 ft)

LEASE

Term: 10 years.

Rent: £125,000 per annum, exclusive.

Rent Review: Upwards only at the expiry of the 5th year.

Repairs & Insurance: Tenant responsible for all repairs to the premises together with the reimbursement of the buildings insurance premium to the Landlord.

RATES

We understand from Land & Property Services that the Net Annual Value is as follows:

NAV: £80,700

Rate £ 2024/25 = 0.599362

Rates Payable 24/25 = £48,368.51

* Interested parties should check their individual rates liability directly with Land & Property Services.

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax.



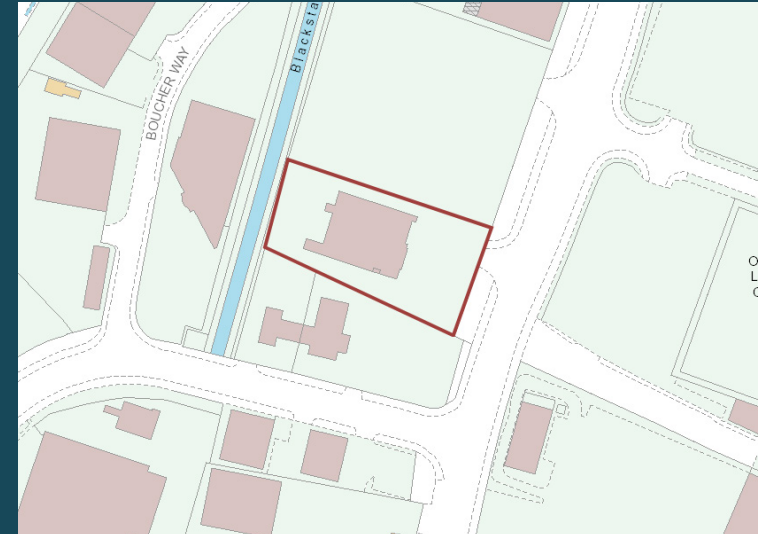
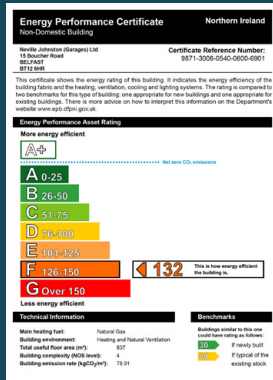
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EPC



Not to Scale

CONTACT

For further information or to arrange a viewing contact:

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