



Café / Restaurant Unit
Ground Floor Unit of c.2,000 sq ft (186 sq m)

Unit 4 Boucher Square,
Boucher Crescent,
Belfast.

TO LET

PROPERTY SUMMARY

- Free surface parking for 132 cars
- Tenants include Frankie & Bennys, Slim Chickens, Nandos, Five Guys and Eddie Rockets.
- Café / Restaurant 2,000 Sq. ft
- Nearby occupiers M&S, Next, TK Maxx, River Island, Sports Direct, Boots and Matalan.

LOCATION

Belfast is the capital of Northern Ireland and is the second largest city on the island of Ireland outside of Dublin. The city has a population of 739,000 within its primary catchment area and 360,000 people live within a 5 mile radius of Boucher Square.

Boucher Square enjoys a prime location in South Belfast just off the M1 motorway and situated opposite Boucher Retail Park which is NI's principal Class 1 Retail Park.

Boucher is regarded as Northern Ireland's premier Retail Warehouse location providing in excess of 1 million sq. ft. of retail space.

The Boucher Road area has a number of prominent retail schemes;

1 Shane Retail Park, Boucher Road

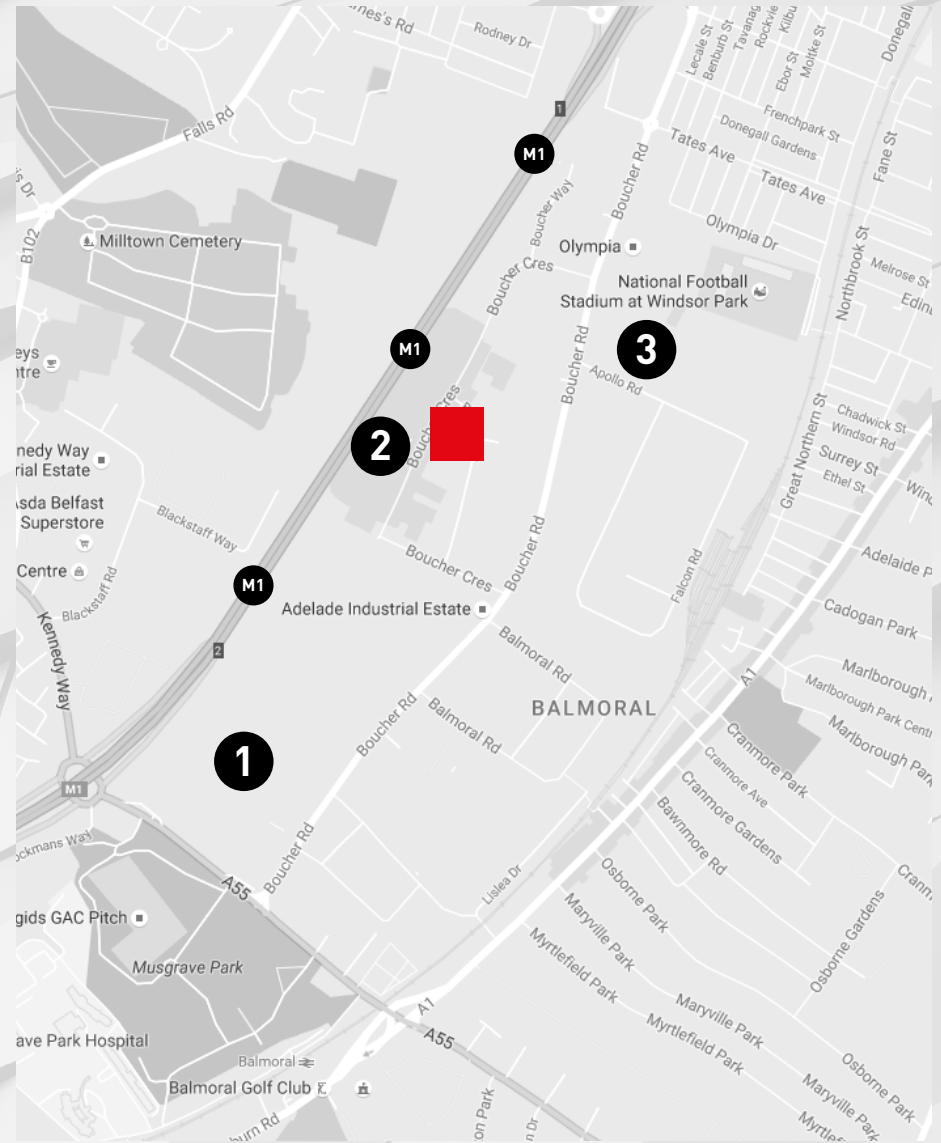
Tenants include; Homebase, EZ Living, Dreams, Dunelm, Carpet Right, Smyths Toys and Oak Furnitureland.

2 Boucher Retail Park, Boucher Crescent

Tenants include; T K Maxx, Matalan, River Island, Next, Sports Direct, Boots, JD Sports, New Look & Starbucks.

3 Balmoral Plaza, Boucher Road

Tenants include; Marks & Spencer Simply Food, DW Sports, Pets at Home, Chain Reaction Cycles, Lakeland and Costa Coffee. and Bodene's.



DEMOGRAPHICS

Boucher Square comprises 6 units totalling over 17,500 sq. ft of restaurant space and provides the main casual dining provision for the area.

The scheme benefits from 132 on-site parking spaces and is easily accessible from Boucher Road. The unit will be handed over with the benefit of previous tenants fit out.

ACCOMMODATION

Accommodation	Sq Ft	Sq M
Ground Floor Café/Restaurant	2,000	186

LEASE DETAILS

Term:	Minimum 10 Years
Rent:	£ 65,000 pax.
Repairs:	Effectively full repairing basis by way of a service charge
Service Charge:	Levied to cover external repairs, maintenance, and management of the common parts, c. £4,223.
Insurance:	Tenant to pay a proportion of the building's insurance premium, c. £1120.

RATEABLE VALUE

We are advised by Land and Property Services that the current NAV is £34,400 for this unit in 2024/2025. Estimated Non-Domestic Rates Bill is c. £20,618.

VAT

All prices, rentals and outgoings are quoted exclusive of VAT which may be chargeable.

EPC

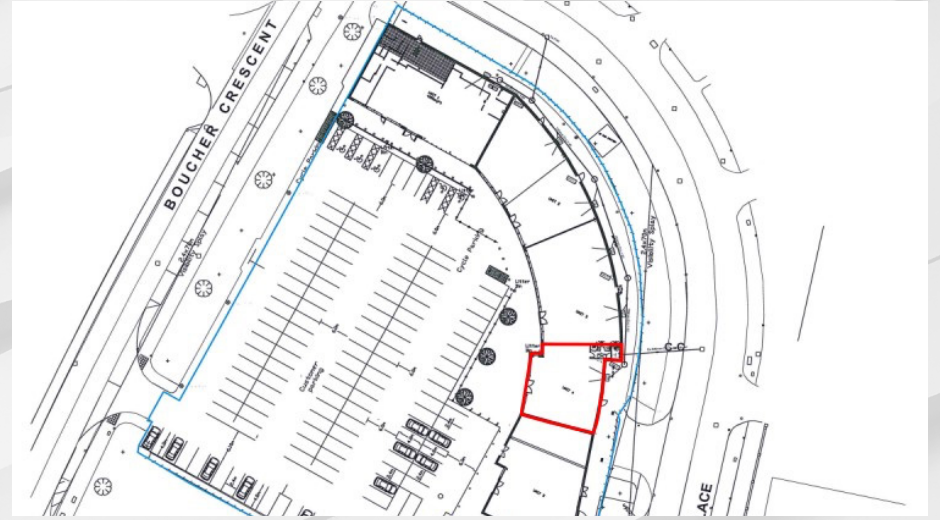
51 C - A copy of the EPC Certificate can be made available upon request.



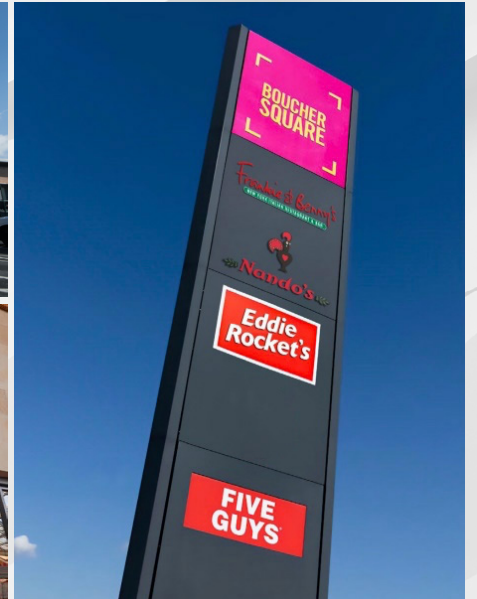
VIEWING AND FURTHER INFORMATION

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Not to Scale. For indicative purposes only.



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