



For Sale High Profile Commercial Site

39 Boucher Road, Belfast BT12 6HR



McKIBBIN
COMMERCIAL

028 90 500 100

SUMMARY

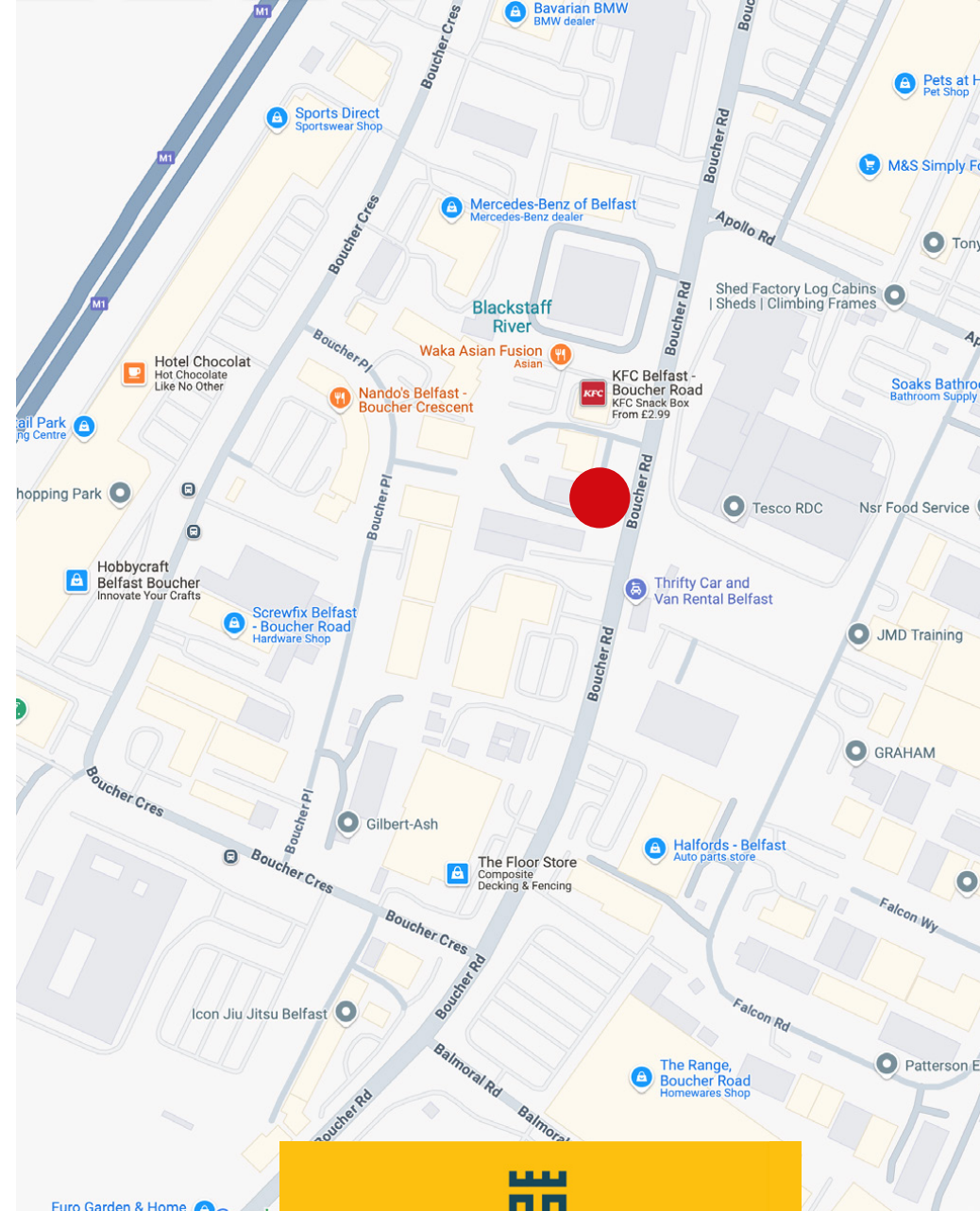
- High profile site of c.0.32 hectares (0.789 acres).
- Prime location on Boucher Road
- Suitable for a range of uses.

DESCRIPTION

- The subject comprises a single storey commercial building of approximately 465 m² (5,000 ft²), situated on a rectangular shaped site of c. 0.789 acres with frontage to the Boucher Road of c. 32 m (106 ft). Externally there is surface car parking.
- The site is currently occupied by Ulster Journals, a publishing and printing business and is available due to their relocation to new premises.
- Suitable for a range of uses, subject to any necessary statutory consents.

LOCATION

- The subject property occupies a prominent location on the western side of the Boucher Road in South Belfast, approximately 2 miles from Belfast City Centre, approximately 0.5 miles from the Broadway junction of the M1 Motorway/Westlink and also 0.75 miles from the Stockmans Lane junction of the M1.
- The Boucher Road is Belfast's prime retail warehouse and car showroom location.
- Retail occupiers in the area include Next, Smyth's Toys, DFS, Lakeland, Sports Direct and M&S Simply Food. Car dealerships include Charles Hurst, Bavarian, Agnew Volkswagen, Tesla and Mercedes.



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ACCOMMODATION

The existing single storey building on the site comprises offices, stores and printing rooms, with a Gross Internal Area of approximately 465 m² (5,000 ft²).

SITE AREA

Total Site Area: c. 0.32 Hectares (0.789 Acres)

Frontage to Boucher Road: c. 32 m (106 ft)

Note: Approximately 0.06 acres of the site is designated as a landscape area adjacent to the roadside.

RATES

We are advised by Land & Property Services that the current Net Annual Value of the premises is £39,300.

Rate in £ 2024/2025 = 0.599362

Therefore, Rates Payable 2024/25 = £23,554.92

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

TITLE

The site is held for a term of 99 years from 1st July 1983, subject to a current ground rent of £27,900 per annum. Next Rent Review 1st July 2025.

VAT

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

PRICE

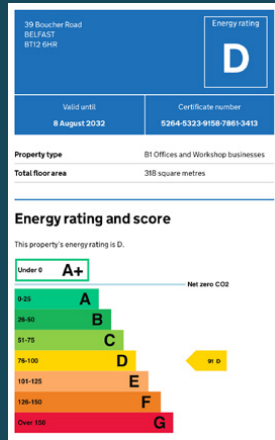
Offers in the region of £650,000, exclusive.



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EPC



Not to Scale

CONTACT

For further information or to arrange a viewing contact:

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