

Accommodation  
extends to c.17,650 sq ft  
on a site of c.0.70 acres



**To Let**

Prime Showroom and Warehouse Opportunity  
41 Boucher Road, Belfast BT12 6HR

**Riddell  
McKibbin**

# Prime Showroom and Warehouse Opportunity

## 41 Boucher Road, Belfast BT12 6HR

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### LOCATION

The subject property occupies a highly accessible location on Boucher Road in South Belfast approximately 2 miles from Belfast City Centre and in close proximity to the Westlink and M1 junction at Broadway.

The Boucher Road is Belfast's Primary Retail Warehouse and Car Showroom location. There are a number of retail parks in the area including Shane Retail Park, Balmoral Plaza, The Boucher Centre and Boucher Retail Park. Car dealerships in the area include Charles Hurst, Isaac Agnew, Lindsay Ford and Donnelly Brothers. DFS sofas are located adjacent the subject premises.

### DESCRIPTION

The property comprises Showroom, Office and Warehousing accommodation extending to c.17,650 sq.ft on a self-contained site which extends to c. 0.70 acres. The building has been constructed of steel portal frame with insulated double skin metal clad panels and block/brick walls to c. 2.25m and a pitched metal clad roof with integrated double skin roof lights.

The office accommodation is finished to a good specification to include a combination of tiled / carpet floors, plastered & painted walls, suspended ceilings and fluorescent lighting.

The first floor showroom benefits from tiled flooring, plastered & painted walls, suspended ceilings and air conditioning.

The warehouse accommodation is finished with concrete floor and block walls to c. 2.25m with lighting provided by perspex roof lights and sodium units. Access to the warehousing is facilitated by 3 No. electrically operated roller shutter doors giving a 4.4m width and 4.7m height clearance. Eaves height in the unit is 5.5m rising to 7.0m at the centre pitch.

### ACCOMMODATION

We have calculated the approximate Net Internal Areas to be as follows:

#### Ground Floor

Warehouse	1,042.51 m2	(11,222 sq. ft.)
Warehouse Mezzanine	129.81 m2	(1,397 sq.ft.)
Offices	24.55 m2	(1,341 sq.ft.)
Staff / Kitchen / Store	23.87 m2	(257 sq.ft.)
WCs	-	-

#### First Floor

Showroom	318.91 m2	(3,433 sq. ft.)
<b>Total</b>	<b>1,639.65 m2</b>	<b>(17,650 sq. ft.)</b>

### RATES

We have consulted the LPS website and have established that the NAV for this property is £38,700.

Estimated Rates Payable 2020/2021: £20,827 p.a.

### VAT

We understand that the property has been elected for VAT and that VAT will be payable on the rent.

### EPC

C72.

### LEASE

Term: New 10 year lease  
Rent: £95,000 p.a.x.  
Review: 5 yearly rent review  
Repairs: Full repairing and insuring terms.

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## FURTHER INFORMATION

For more information or to arrange a viewing please contact:

# Riddell McKibbin

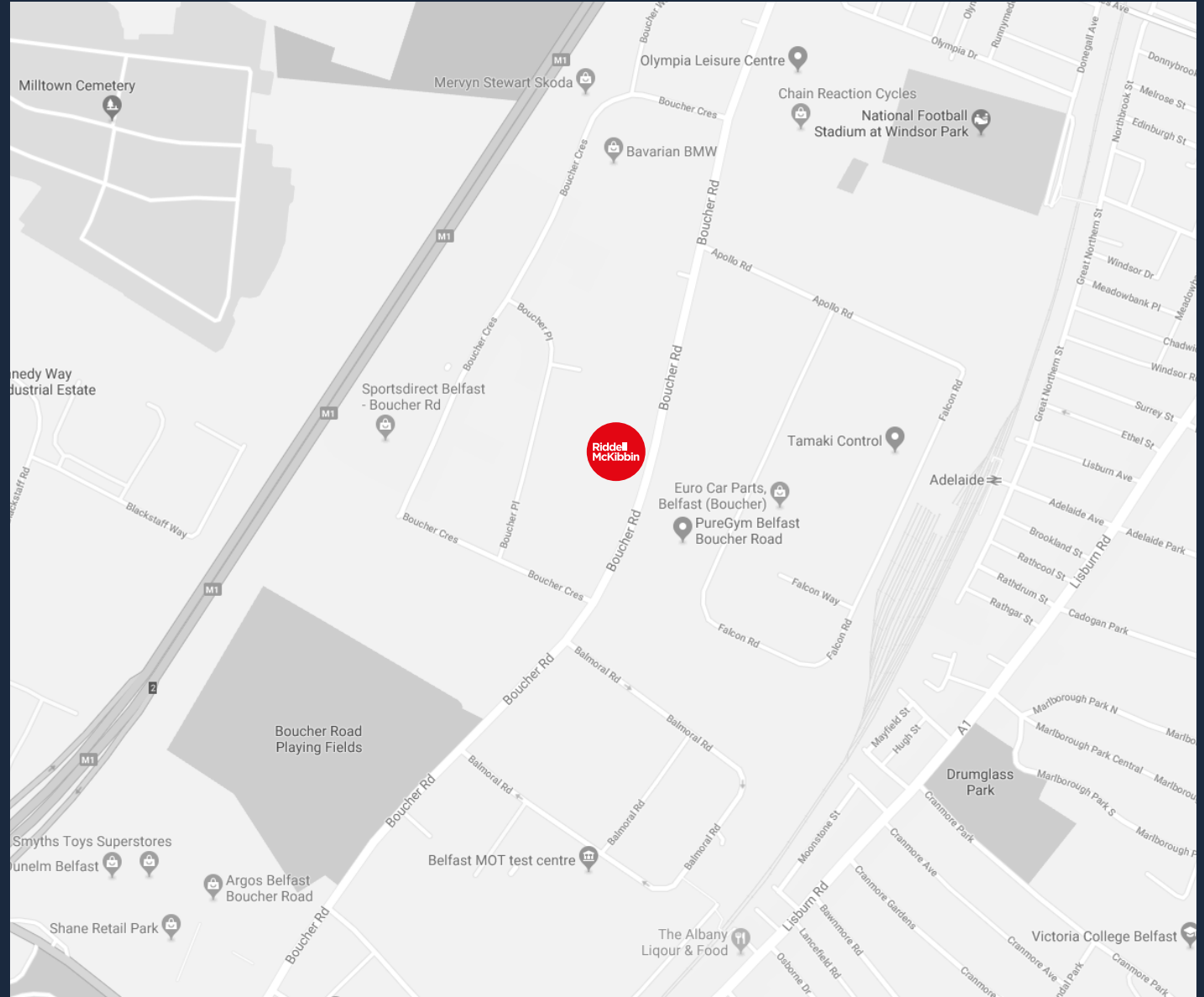
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