

To Let Retail Unit

Unit 9C, Boucher Retail Park, Belfast

KC

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028 9091 8859
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Location

Boucher Retail Park is regarded as Belfast’s premier shopping park and is situated approximately 2 miles from Belfast City Centre at the junction of the M1 motorway and Westlink. The subject unit benefits from a prime position on the park and nearby occupiers include Greggs, Superdrug, Cotswold Outdoor, JD Sports and the impressive Sports Direct flagship store.

Description

Arranged over ground floor, the unit provides the following approximate floor areas:

	Sq Ft	Sq M
Ground Floor	1,636	152

Lease Details

- Rent: £75,000 per annum exclusive
- Term: 10 years
- Rent Review: 5th year upwards only to open market value
- Repairs: Effective full repairing and insuring lease
- Service Charge: £3,130 per annum exclusive
- Insurance: Tenant will reimburse the landlord the cost of insuring the property

Rates

The following have been obtained from Land and Property Services:

Net Annual Value: £45,100

Rate £25/26: £0.626592

Rates Payable: £28,260 per annum approximately

Interested parties are advised to make their own enquiries of the Local Authority for verification purposes.

VAT

The figures quoted are exclusive of, however may be subject to VAT.

EPC

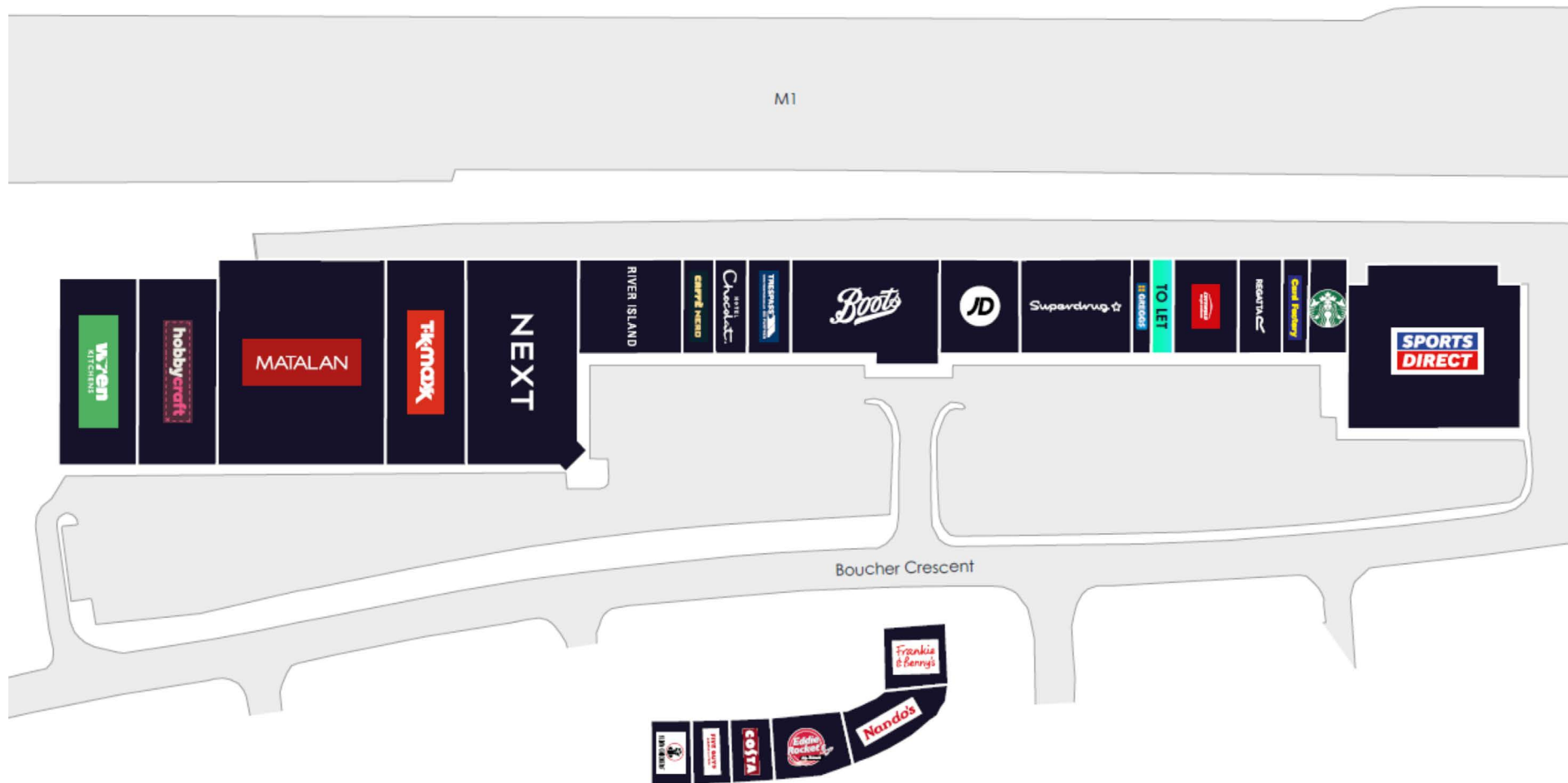
Copy of the EPC certificate will be available upon request.



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For viewing appointments
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Mark Crookes

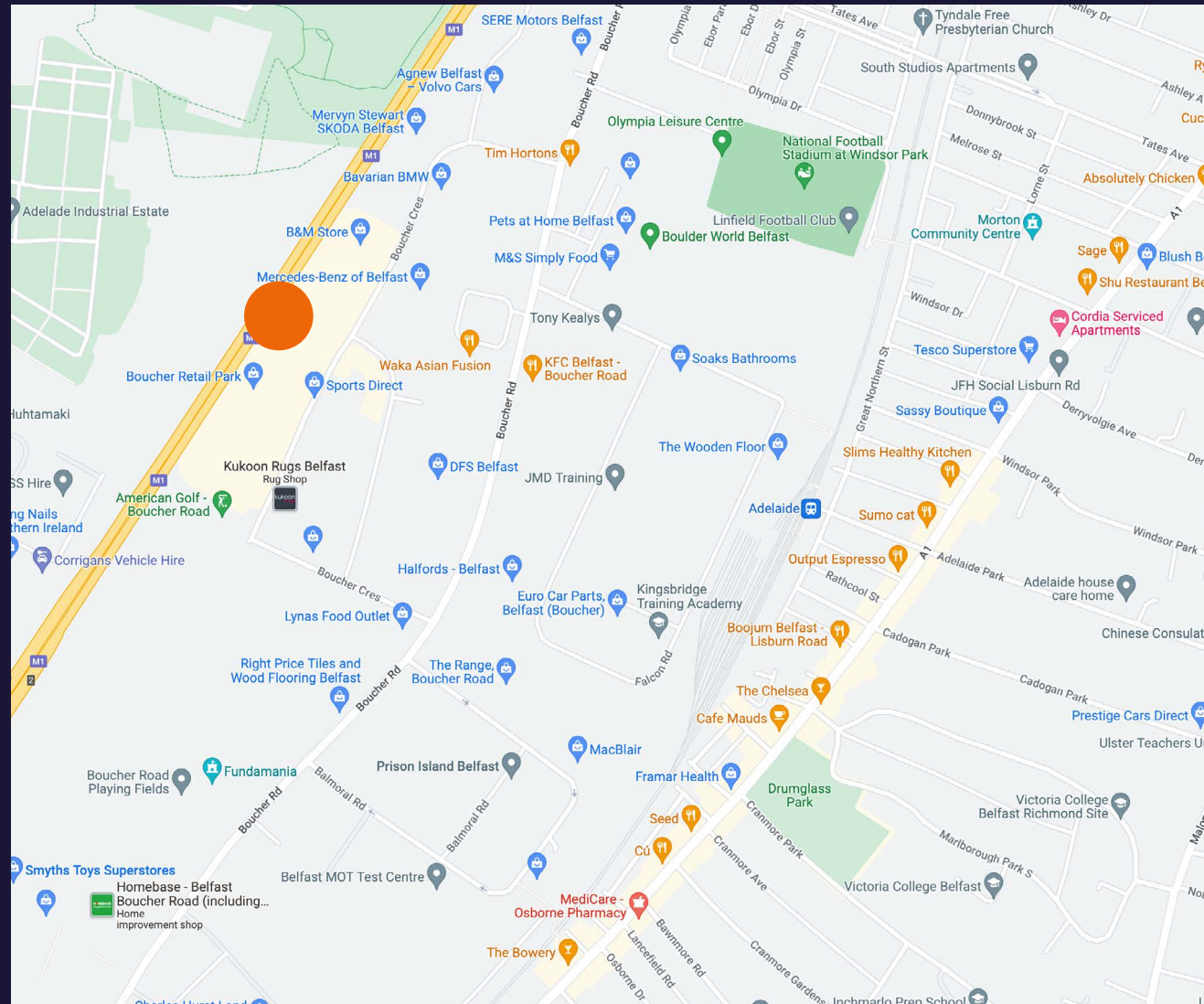
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