

Lisney

TO LET:

High Profile Showroom Unit
Extending To C. 2,325 Sq. Ft.
22 BOUCHER CRESCENT,
BELFAST, BT12 6HU

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CONTACT

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BRIEF

- Prominent, standalone showroom premises
- Self-contained site
- Situated opposite the established Boucher Retail Park & Boucher Square in Belfast's prime edge of town retail location
- Suitable for a wide variety of uses, subject to planning and the necessary statutory consents
- Immediate availability



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LOCATION

The subject property occupies a highly prominent corner site at the junction of Boucher Crescent and Boucher Place, approximately two miles south west of Belfast City centre.

The Boucher area is widely regarded as Belfast’s prime edge of town retail location and is synonymous with retail warehousing and car dealerships.

The subject property is located immediately opposite Boucher Retail Park and the recently constructed Boucher Square restaurant development.

Multiple retailers and restaurant operators are well represented in the local area with occupiers such as Next, Matalan

and Frankie & Bennies all located in the vicinity.

DESCRIPTION

The subject property comprises a standalone showroom unit located on a highly visible, self-contained, corner site.

The property is of steel portal frame construction with an extensive glazed frontage onto Boucher Crescent and extends to c. 2,325 sq. ft.

The property is currently in open plan configuration and can be easily adopted to suit tenant requirements.

The property benefits from a front forecourt along with a rear service area.

EPC *Rating of C70*

Energy Performance Certificate **Northern Ireland**
Non-Domestic Building

22 Boucher Crescent
BELFAST
BT12 6HU

Certificate Reference Number:
0840-0339-2149-7501-2002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Department's website www.epb.dfpni.gov.uk.

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Net zero CO₂ emissions

70

This is how energy efficient the building is.

A full certificate can be made available on request.

AERIAL

SITE PLAN

ACCOMMODATION

215.99 sq. m. / 2,325 sq. ft.

RENT

£35,000 per annum excl.

BUSINESS RATES

Net Annual Value - £18,400

Rates Payable 2016/17 - £10,720

VAT

All prices, outgoings and rentals are stated exclusive of, but may be liable to VAT

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