Lisney

TO LET:

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



CONTACT

Lloyd Hannigan 028 9050 1501 lhannigan@lisney-belfast.com

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

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.

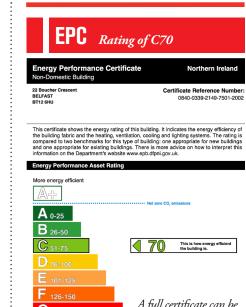
DESCRIPTION

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.



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

CONTACT

Lloyd Hannigan 028 9050 1501 lhannigan@lisney-belfast.com

JOINT AGENT

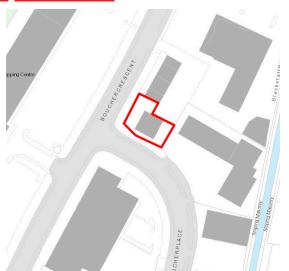
Lambert Smith Hampton Belfast 02890 327 954

A full certificate can be made available on request.

AERIAL







The Directors of Lisney for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessors, and do not constitute part of, an offer or contract; (ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and arry intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Directors of Lisney has any authority to make or give any representation or warranty whatever in relation to the property.