

McKIBBIN

COMMERCIAL PROPERTY CONSULTANTS

02890 500 100



TO LET

**PRIME RETAIL
WAREHOUSE UNIT**

**UNIT 1
LESLEY RETAIL PARK
BOUCHER ROAD
BELFAST
BT12 6HH**

c. 1,119 M² (12,044 FT²)

CONTACT:

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**McKIBBIN COMMERCIAL
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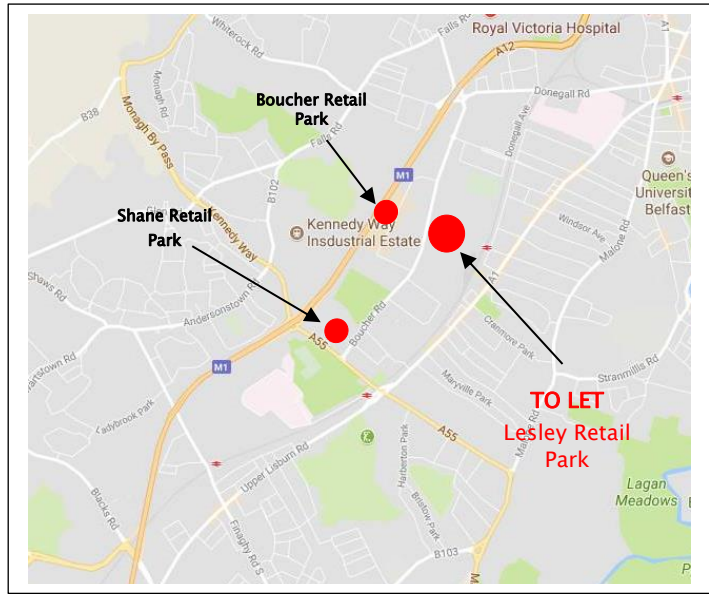
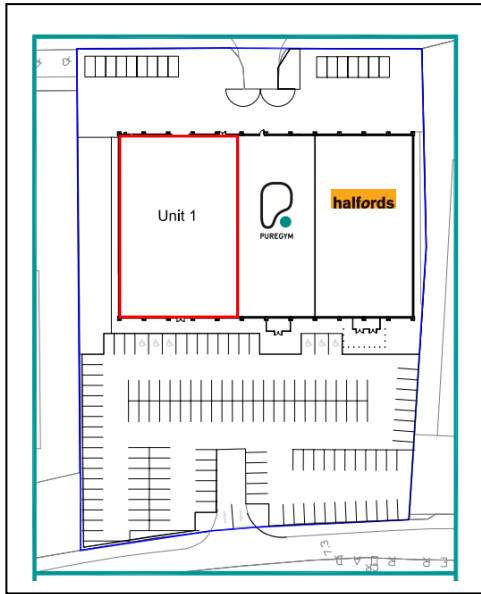
- Boucher Road has become Northern Ireland's premier retail warehousing location, situated 5 minutes drive to the south of Belfast City Centre.
- The unit occupies a highly prominent location adjacent to Halfords and PureGym. Other retailers within the Boucher area include TK Maxx, Matalan, Next, M & S Simply Food, DFS, Homebase and Harvey Norman's.
- The unit is immediately available in a fully fitted state, however consideration would be given to a sub-division.
- The unit also has planning permission for a 900 sq m (9,688 sq ft) mezzanine.

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TO LET

PRIME RETAIL WAREHOUSE UNIT Unit 1, Lesley Retail Park, Boucher Road, Belfast



LEASE DETAILS

Term:

10 years.

Rent:

Price on application.

Rent Review:

5-yearly on an upwards only basis.

Repairs & Insurance:

Tenant responsible for internal repairs and reimbursement of a proportionate part of the building insurance to the Landlord.

Service Charge:

Levied to cover a fair proportion of the cost of external repairs and other reasonable outgoings of the Landlord.

ACCOMMODATION

Gross Internal Area – approx. 1,119 m² (12,044 ft²)

- Sub-division considered
- Unit also has planning permission for 900 m² (9,688 ft²) mezzanine

RATES INFORMATION

NAV £184,000
Rate in £ 2019/20 = 0.614135
Rates payable 19/20 = £113,000

VAT

The premises are registered for Value Added Tax, therefore VAT will be charged on the rent and any other outgoings.

VIEWING

By appointment with McKibbin Commercial

Contact: Ryan McKenna
Tel: 02890 500 100
Email: rmck@mckibbin.co.uk

EPC

