

COMMERCIAL SITE WITH SHOWROOM/
OFFICE ACCOMMODATION

TO LET
(BY WAY OF
ASSIGNMENT)



Osborne
King

17 BOUCHER ROAD, BELFAST, CO. ANTRIM, BT12 6HR
SHOWROOM c. 2,770 SQ FT / SITE AREA - 0.5 ACRES



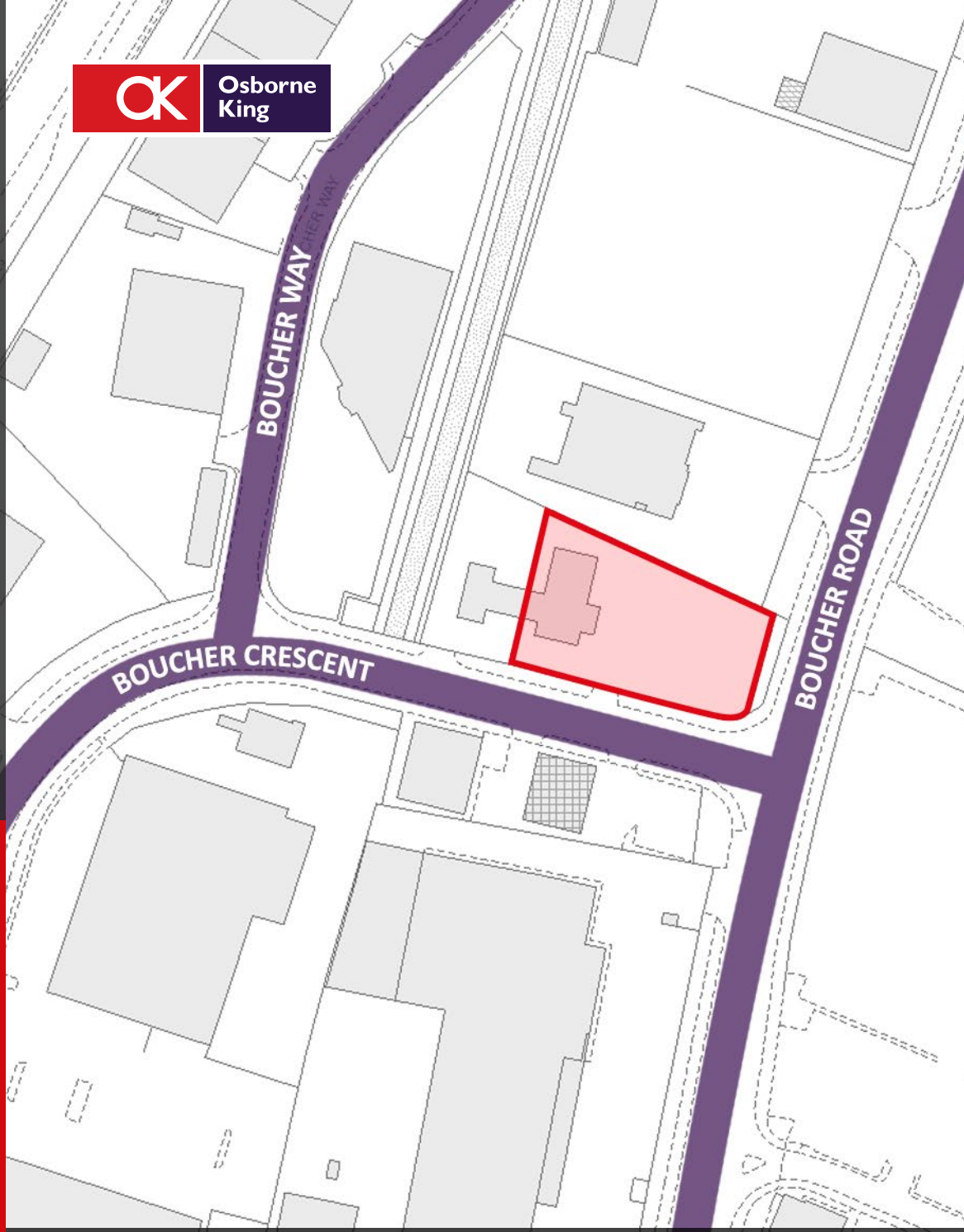
PROPERTY
LOCATION
AERIAL
DESCRIPTION
GALLERY
LEASE DETAILS
CONTACT

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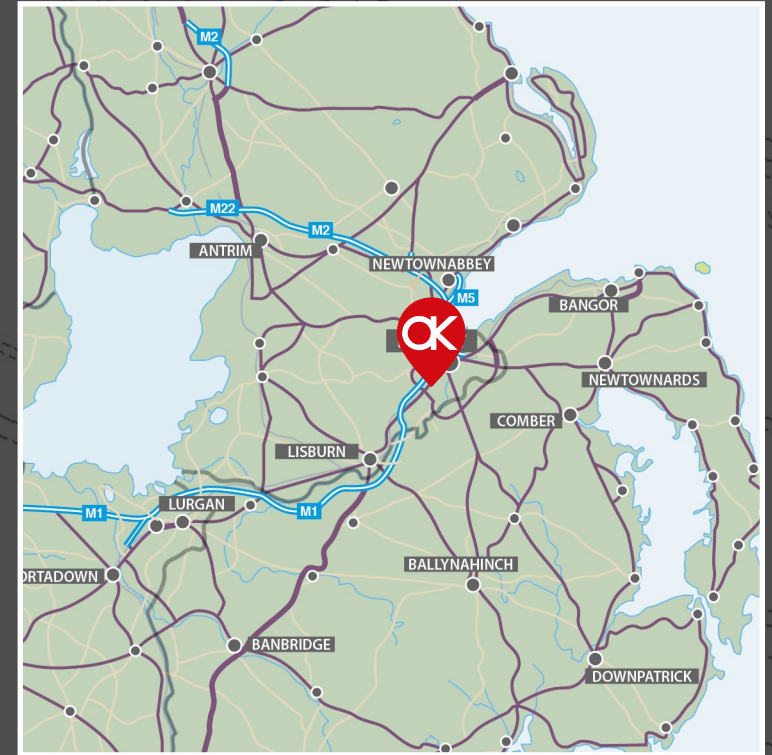


Location

The subject property is situated in a highly prominent position on the corner of Boucher Road and Boucher Crescent, on the outskirts of Belfast city centre.

The location of the premises provides excellent transportation links via the M1 and wider motorway networks.

Neighbouring occupiers include: - Cathedral Health, Centra and Tesla Collection Centre.



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Description

The subject is a prime opportunity previously used as a car sales facility consisting of a yard and showroom. The site is approximately 0.5 acres with the showroom roughly c.2,770 sq ft.

The showroom is divided into workshop and office space which also contains a mezzanine.

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice 6th Edition:

Description	Sq Ft	Sq M
Office/Showroom to include Workshop	2,770	257.35

Description	Acres	Hectares
Site Area	0.5	0.2

Rates

We have been advised by the Land and Property Services of the following rating information:

Net Annual Value: £40,600
 Rate in £ for 2023/24 is: £0.572221
 Estimated rates payable: £23,232



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Lease Details

Term: 6 years (remaining on lease)
Rent Review: March 2025 (Open Market)
Rent: On application

VAT

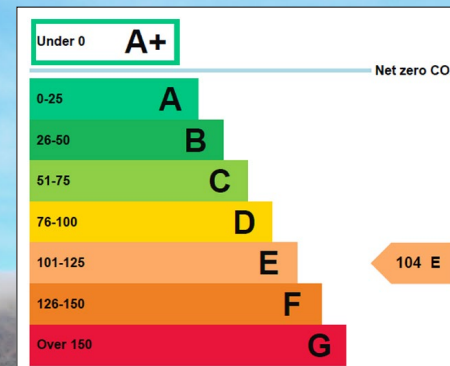
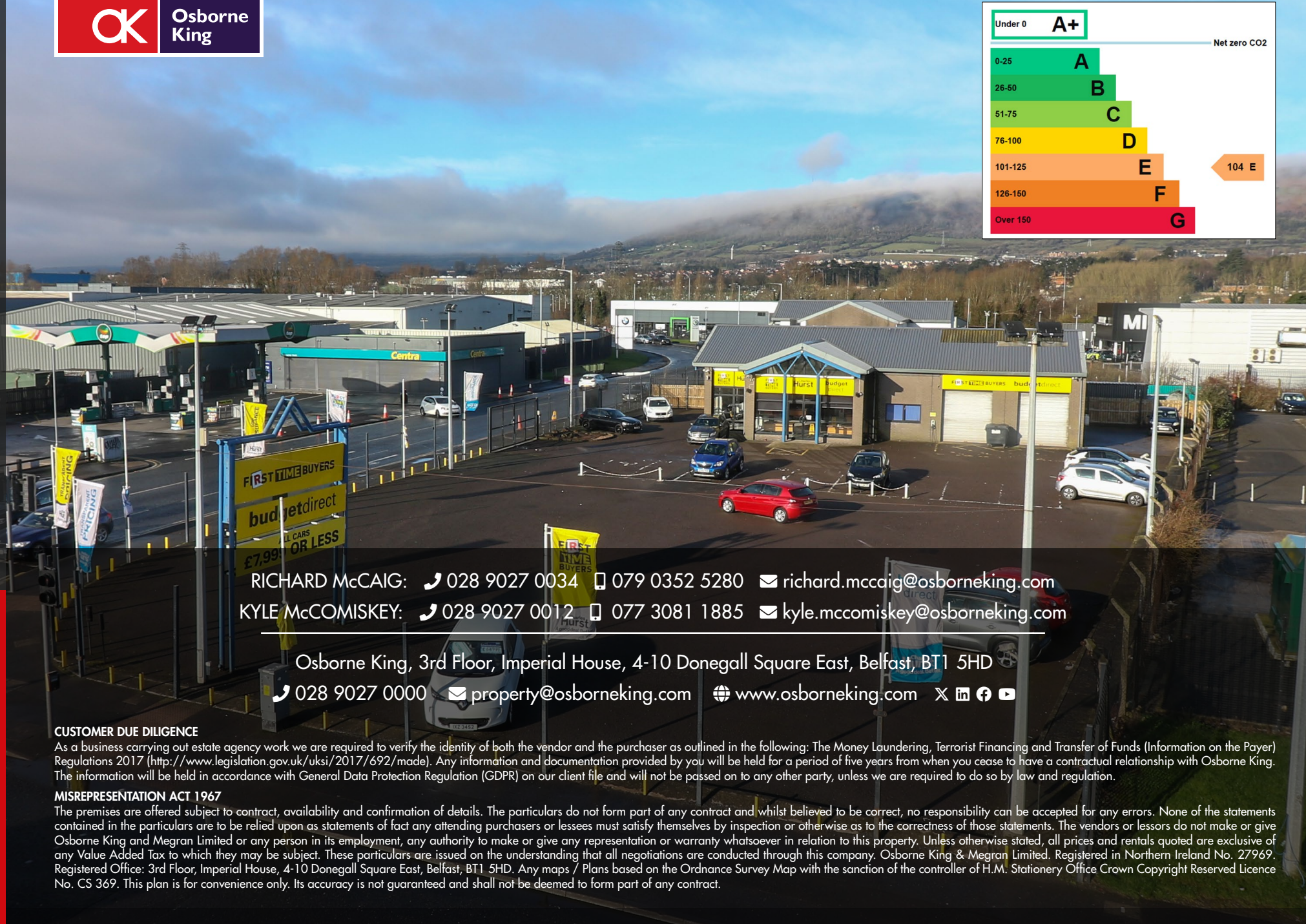
All prices quoted are exclusive and therefore may be liable to VAT.

Anti-Money Laundering

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/lessee will be required to satisfy the vendor/lessor and their agents regarding the source of the funds used to complete the transaction.

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CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (<http://www.legislation.gov.uk/ukxi/2017/692/made>). Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Osborne King. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

MISREPRESENTATION ACT 1967

The premises are offered subject to contract, availability and confirmation of details. The particulars do not form part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied upon as statements of fact any attending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The vendors or lessors do not make or give Osborne King and Megran Limited or any person in its employment, any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. These particulars are issued on the understanding that all negotiations are conducted through this company. Osborne King & Megran Limited. Registered in Northern Ireland No. 27969. Registered Office: 3rd Floor, Imperial House, 4-10 Donegall Square East, Belfast, BT1 5HD. Any maps / Plans based on the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office Crown Copyright Reserved Licence No. CS 369. This plan is for convenience only. Its accuracy is not guaranteed and shall not be deemed to form part of any contract.