

TO LET

MODERN DETACHED WAREHOUSE/TRADE COUNTER
23 BOUCHER PLACE, BELFAST, BT12 6HT



028 9024 9024



TO LET MODERN DETACHED WAREHOUSE/TRADE COUNTER

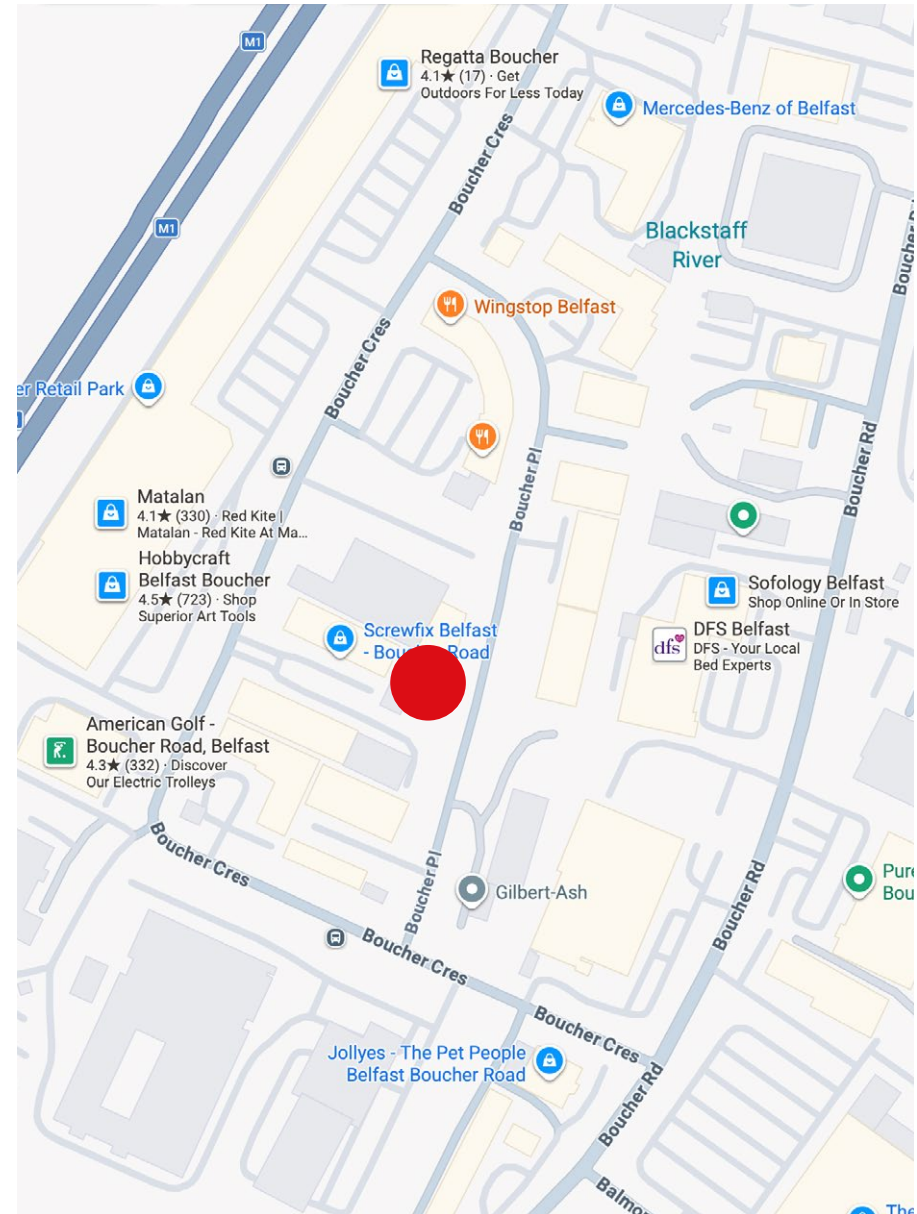
23 BOUCHER PLACE, BELFAST, BT12 6HT

LOCATION

The property is strategically located within Belfast's highly regarded Boucher commercial district, approximately 2 miles from the city centre and benefiting from excellent access to the M1 motorway, Westlink and the wider road network. The area is recognised as one of Northern Ireland's premier retail, trade and business locations and is home to a wide range of established occupiers

DESCRIPTION

Modern detached warehouse/trade counter premises extending to provide high-quality showroom, storage and ancillary accommodation. The property benefits from a secure self-contained site with dedicated parking and loading areas, attractive modern elevations and flexible accommodation suitable for a variety of trade, warehouse, distribution and business uses.



TO LET MODERN DETACHED WAREHOUSE/TRADE COUNTER

23 BOUCHER PLACE, BELFAST, BT12 6HT

ACCOMMODATION

The following approximate areas have been calculated as:

Description	Sq Ft	Sq M
Ground Floor	5,512	512.08
First Floor	5,351	497.12
Total	10,863	1,009.20

Site Area- 0.275 acres / 0.111 hec

LEASE DETAILS

- Rent: £60,000 pa exclusive.
- Term: Negotiable.
- Insurance: Tenant to reimburse the landlord a fair proportion of the annual insurance premium.

NAV

We have been advised by Land and Property Services that the property has an NAV of £25,400 giving an estimated rates bill of £16,517 per year.

EPC

TBC.

VAT

Prices, outgoings and rent do not include VAT which may be chargeable





For viewing appointments please contact:

Ronan Campbell

07803 722898

ronan@campbellcommercial.co.uk

Adam Eakin

07542 800719

adam@campbellcommercial.co.uk

Campbell Commercial

Scottish Provident Building, 7 Donegall Square West, Belfast, BT1 6JH

028 9024 9024

info@campbellcommercial.co.uk

campbellcommercial.co.uk

EPC

Awaiting EPC

Disclaimer - Campbell Commercial (and their Joint Agents where applicable) for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Campbell Commercial or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Campbell Commercial cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective 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 accuracy of each of them; iii) no employee of Campbell Commercial has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Campbell Commercial will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

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/ukSI/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 Campbell Commercial. 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.