

Units 4-7, Meadows Centre, Boucher Place, Belfast, BT12 6HT To Let

Retail Warehouse Accommodation totalling approximately 8,496 sq ft with generous on-site car parking



Location

Boucher Road is Belfast's premier out of town retail destination. Major retailers who have recognised its strategic location include TK Maxx, Caffè Nero, Next, Sports Direct and Homebase. The area's principal strength revolves around its excellent connectivity to Belfast City Centre via the M1 Motorway Network. Meadows Centre occupies a prominent position on Boucher Place, adjacent to Boucher Retail Park.

Description

Meadows Centre provides retail warehousing accommodation in varying sizes. The subject unit underwent extensive refurbishment a few years ago to amalgamate 3 no. units providing a large open plan shop floor with glazed frontage onto Boucher Place. The Centre provides an abundance of car parking to the front and is only a few minutes' walk from Boucher Road.

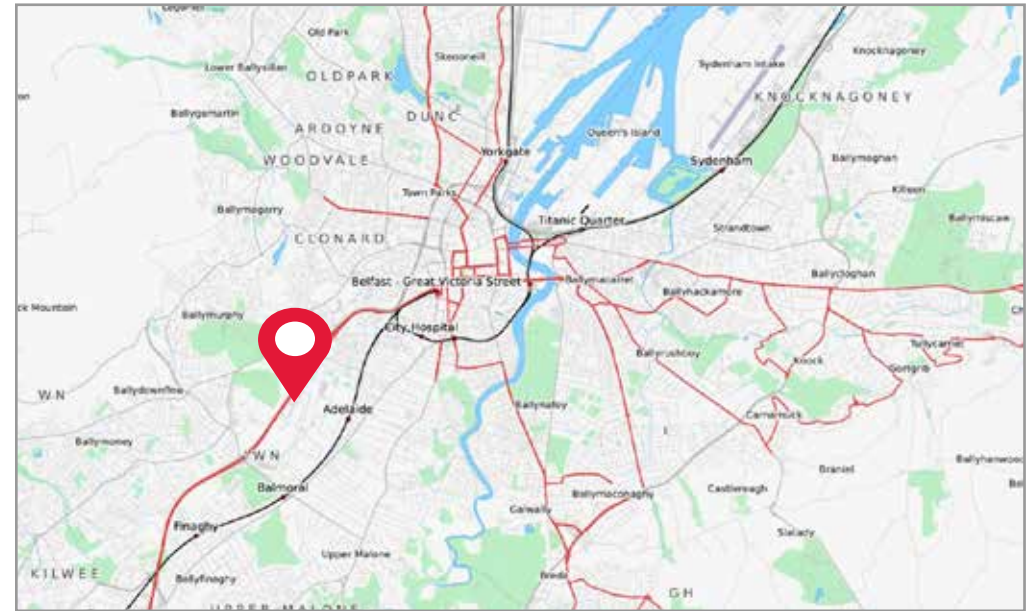
Neighbouring occupiers include Dulux Paints, Isaac Agnew Mercedes, Infiniti Cars Dealership, Nandos and Boucher Retail Park.

Features

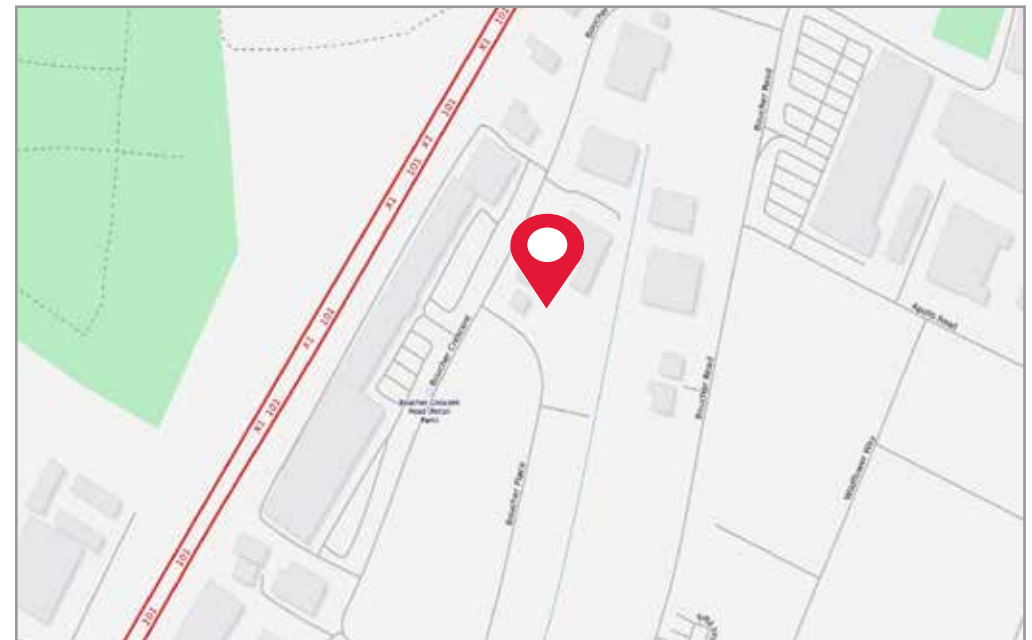
- Capable of sub-division
- Bulky Goods Consent
- Gas Fired Central Heating
- Rear service yard
- Communal Car Parking
- WC facilities
- Kitchen facilities

Schedule of Accommodation

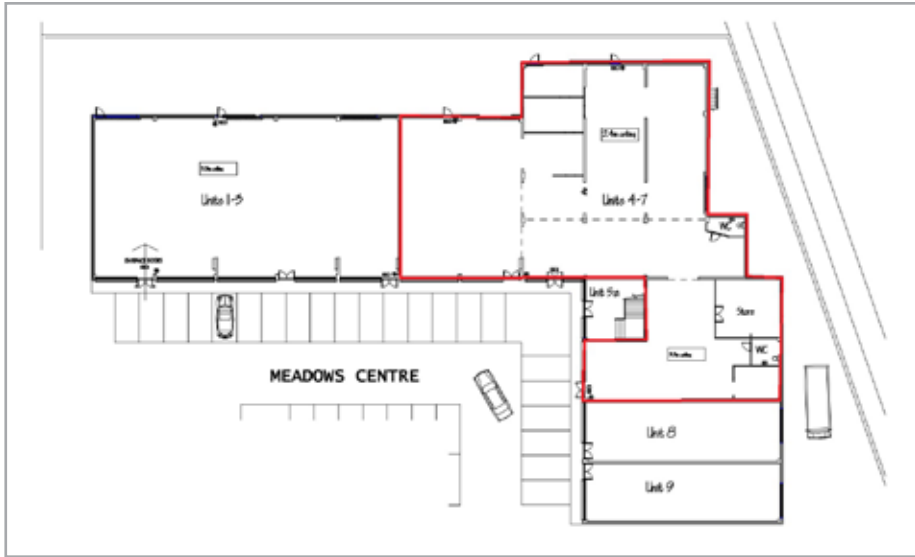
Unit No's	Size Sq Ft	Size Sq M
4-7	8,496	789.29



For Indicative Purposes Only







Lease Details

Term - By negotiation.

Rent - £10 psf.

Service Charge - A service charge will be levied to cover the cost of services such as security, estate management, maintenance of common areas etc. Full details of the service charge breakdown can be supplied by the agent.

Repairs - Tenants are responsible for internal repairs, external covered by way of service charge

Insurance - Each tenant will reimburse the Landlord with a fair proportion of the insurance premium for the building.

Rates

We have been advised by Land & Property Services that the rates are to be re-assessed. Please contact the agent for further information.

Value Added Tax

We are advised that the subject property is VAT registered and therefore VAT will be charged in addition to the above rents.

Viewing Details / Further Information

For further information or to arrange a viewing, please contact:

**Lambert
Smith
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