



FOR SALE

Units 3 & 4, 54 Boucher Place, Belfast, BT12 6HT

Investment Opportunity - Modern Trade Counter Unit producing £27,500 per annum.

Lisney

Features

- Situated within the Boucher Road commercial hub.
- End of terrace unit extending to approximately 5,094 sqft
- Highly accessible location in close proximity to the M1 and Belfast City Centre
- Currently producing a rental income of £27,500 per annum.
- Tenant pays ground rent liability.
- Tenant not affected.

Location

The subject property is located approximately 2.5 miles south west of Belfast City Centre within a well-established commercial location. The area is highly accessible, providing easy access to the A12 Westlink, M1, M2 and the wider motorway network.

The Boucher Road area is a well-known commercial area, home to a wide array of commercial occupiers including trade centre car dealerships, storage/distribution and out of town retail.

The property is prominently located on Boucher Place, which is accessed from Boucher Crescent.

The immediate area surrounding the subject is dominated by trade counter, retail and leisure users.

Destination	Distance (Miles)
Belfast City Centre	2.1
Belfast City Airport	6.3
M1 Motorway	0.5
Dublin	101
Derry	72



Description

The subject property comprises an end of terrace modern warehouse/trade counter unit of steel portal frame construction. The property is configured to include a trade counter and two storey offices to the front elevation with warehouse to the rear.

At ground floor level a trade counter area is accessed off a surfaced parking area, two offices and WC facilities. The first floor office comprises further office accommodation, kitchen and WC facilities. The general specification includes plastered and painted walls, carpet covered concrete floors, suspended ceilings, double glazed PVC windows and wall mounted air conditioning units. The property also benefits from oil fired central heating.

The warehouse benefits from a metal deck roof incorporating translucent roof lights, concrete floor, a clear internal height of c 5.3m whilst loading access is provided via one grade roller shutter door.

Externally the property provides private parking for approximately 8 cars.

The surrounding area is predominantly commercial in nature with notable occupiers including Pure Gym, Modern Tyres, Sports Direct & Screwfix.

Accommodation

Description	Area
Ground Floor Offices/Trade Counter	957 sq ft
First Floor Offices/Kitchen	898 sq ft
Warehouse	3,239 sq ft
Total	5,094 sq ft



Tenancy

The property is currently occupied by Dean & Wood Ltd

Lease commencement date: 17 December 2018

Term: 10 years

Passing Rent: £27,500 per annum

Break Option: Tenant has break option at end of year 5, subject to a minimum of 6 months notice (the tenant will benefit from a 3 month rent free period if they do not exercise their break option).

Other: The tenant is responsible for payment of ground rent.

Tenant Information

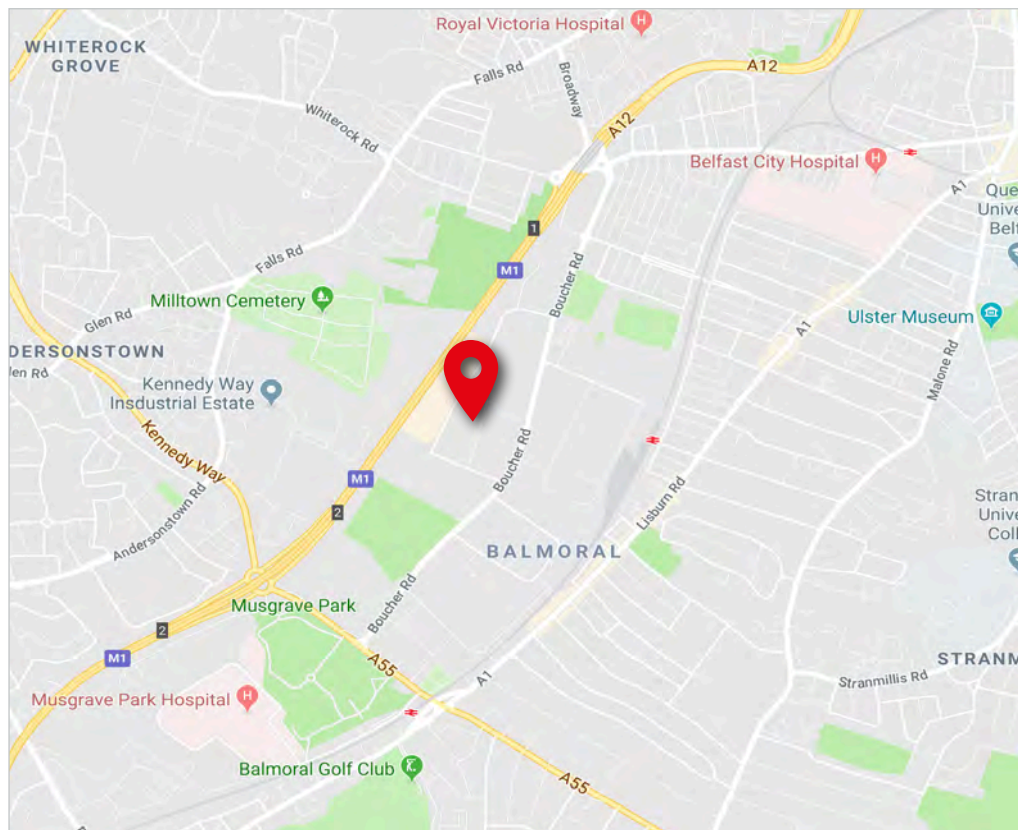
Founded in 1904 Dean & Wood is the largest established refrigeration and air conditioning wholesaler in the UK. Dean & Wood have 15 branches throughout the UK & Ireland.

Dean & Wood Ltd 2017 accounts show a profit before taxation of £2,289,000 and turnover of £61,672,000 this reflected a 32.15% increase on the previous year.



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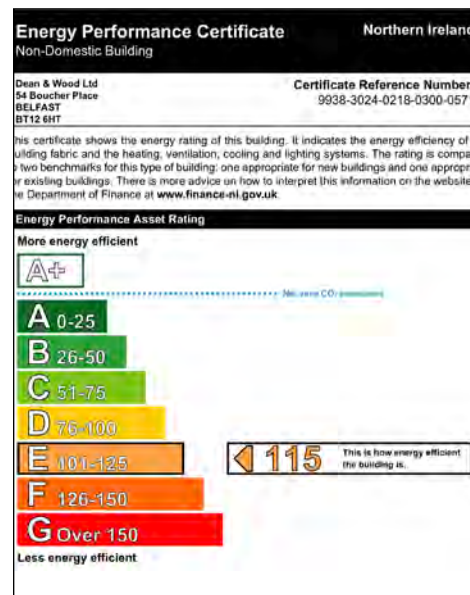
028 9050 1501



EPC Rating - E102

The property has an energy rating of D92.

A full certificate can be made available upon request.



Asking Price

Offers over £275,000

Rates

The rates are due to be reassessed.

Title

The property is held by way of long leasehold title at 125 years from 1st April 1987. Subject to a ground rent of £11,625 per annum.(As reviewed in July 2018).

The tenant is responsible for payment of ground rent.

VAT

VAT will be charged at the standard rate.

Contact

James Kearney or David McNellis

028 90501501

jkearney@lisney.com

dmcnellis@lisney.com

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 Lisney. 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.

Lisney

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 any 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.