



FRAZER KIDD
& PARTNERS

**14 BOUCHER WAY
BELFAST
BT12 6RE**

TO LET



SUMMARY

- GIA: C. 7,604 ft² (706.46m²)
- Excellent Trade Counter / Showroom Premises with substantial mezzanine inclusive of separate fitted office space.
- Positioned in a fantastic location just off Boucher Crescent - arguably Belfast and Northern Ireland's most popular retail warehousing and showroom location.
- Strategically located with immediate access to the M1 and the Westlink, the property can be easily reached from all parts of the province. Belfast City Centre is only a few minutes drive away.
- Neighbouring occupiers include Bavarian Mini, Porsche, Tile Factory Outlet and Robinson Interiors with numerous other local, national and international occupiers in close proximity.

SHOWROOM / TRADE COUNTER



GROUND FLOOR SHOWROOM WITH
CONSULTATION AREA



GROUND FLOOR ENTRANCE AND RECEPTION
AREA FROM MEZZANINE

ACCOMMODATION

The property, formerly used as a lighting showroom, has been fitted out and finished to a very high standard and comprises of a large showroom area on the ground floor with reception and consultation areas along with private offices, kitchen facilities, WC and a storage area with electric roller shutter access. A large feature staircase leads to an extensive mezzanine area comprising a further open plan showroom area, 6 separate offices, staff WC and additional storage space. The property has the benefit of having plenty of car parking with approximately 14 dedicated spaces

The high quality finishes include part tiled, part wooden floors, plastered and painted walls, painted block walls, with a combination of both spot lighting, fluorescent strip lighting and wall mounted lighting. The main showroom and reception areas are heated by way of an oil fired space heating system while separate offices each have individually controlled air conditioning units.

We have calculated the approximate gross internal area of the property inclusive of the mezzanine floor to be 7,604ft² (706.46m²) with additional areas comprising of the following approximate areas:

Ground Floor

Storage Area (with roller shutter access):	693ft ²	(64.34m ²)
Kitchen/Staff Area:	150ft ²	(13.96m ²)
Office:	110ft ²	(10.30m ²)

First Floor

Storage Area:	693ft ²	(64.34m ²)
6 Separate Offices - Total:	949ft ²	(88.14m ²)

RENT & LEASE

Inviting offers in the region of £34,000 per annum

Length of Lease by negotiation



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MEZZANINE DISPLAY AREA



MEZZANINE STORAGE AREA

RATES

NAV:	£34,000
Rate in £ (2013/2014):	0.600436
Rates Payable:	c.£20,400

REPAIR/SERVICE CHARGE

Tenant to be responsible for all internal repairs and for external repairs and maintenance recoverable by way of service charge.

Tenant to be responsible for the re-payment of the landlord's building insurance premium and for agents' management fees.

VAT

All figures quoted are exclusive of VAT which may be payable.

EPC

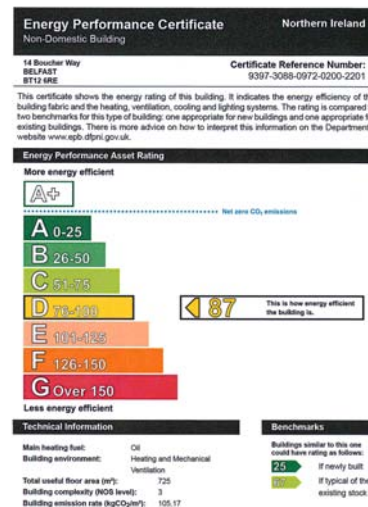
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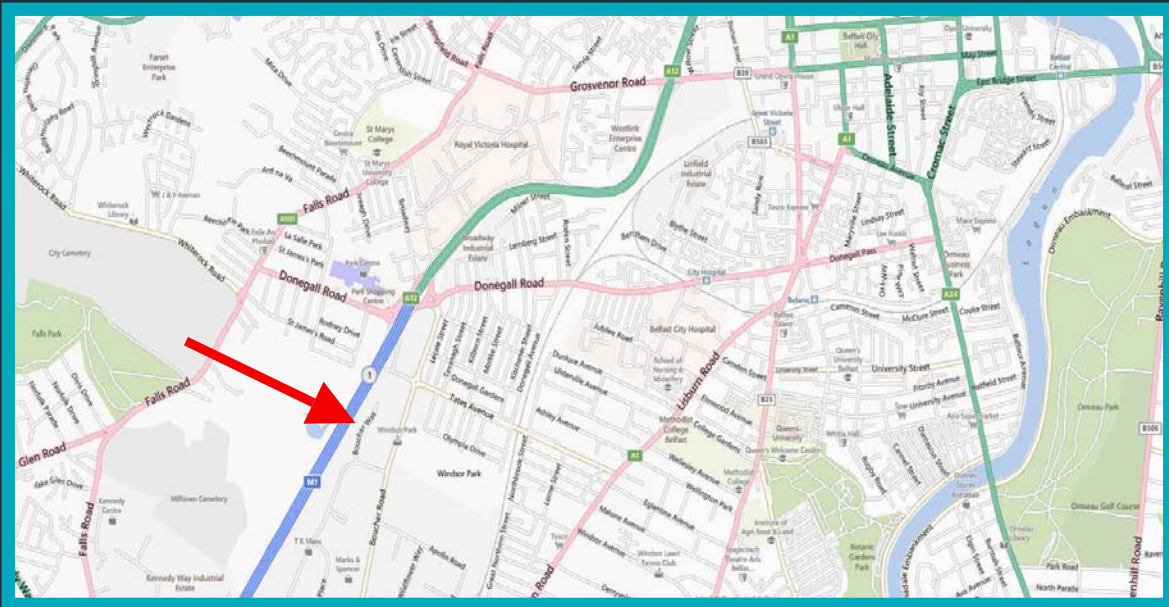
FURTHER INFORMATION

Please contact the sole agents:

David Hanna
07423 456 146
dhanna@frazerkidd.co.uk

Brian Kidd
07885 739 063
bkidd@frazerkidd.co.uk





LOCATION PLAN & BIRDS EYE VIEW



CONSULTANTS IN PROPERTY



FRAZER KIDD
& PARTNERS

Telfair House
87/89 Victoria Street
Belfast
BT1 4PB

Telephone: 028 9023 3111
Fax: 028 9024 4859
Email: mail@frazerkidd.co.uk
Web: www.frazerkidd.co.uk

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