



UNIT 11 SHANE RETAIL PARK

BOUCHER ROAD, BELFAST, BT12 6UA

TO LET – RETAIL WAREHOUSE



LOCATION

Shane Retail Park occupies an extremely prominent location at the junction of Boucher Road and Stockmans Lane. It is in close proximity to junction 2 on the M1 motorway, providing easy access to the greater Belfast catchment area and beyond.

Shane Retail Park extends to approximately 160,000 sq.ft. with occupiers including Homebase, Dreams, EZ Living, Smyths Toys, Dunelm Mill and Costa Coffee.

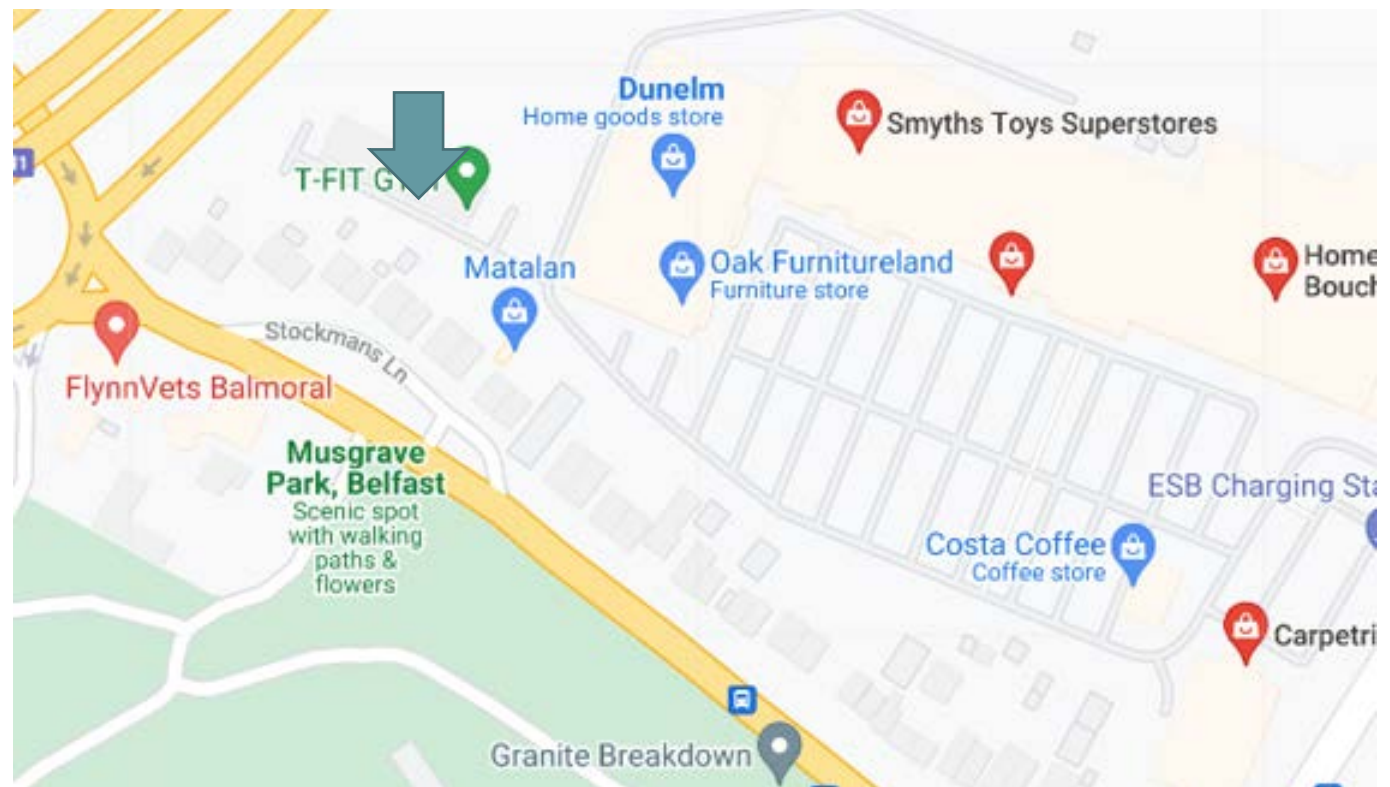
The unit is exceptionally prominent from the M1 motorway off slip and further benefits from ample car parking to the front.

DESCRIPTION

- The building comprises a single span steel portal frame warehouse proofed in aluminium cladding which currently provides a showroom and storage area.
- Internally the warehouse benefits from tiled flooring, suspended ceiling with fluorescent strip lighting, painted walls and extensive glazing.
- The unit is ideal for a trade counter/showroom use due to its location on this extremely successful retail park.

ACCOMMODATION SCHEDULE

Unit	Sq ft	Sq m
Unit 11	3,175	294.96



LOCATION MAP – For indicative purposes only

TENURE	
Term	A minimum of 5 years
Rent	£25,000 per annum exclusive. (Rent Review 5 Yearly)
Repairs / Insurance	Full repairing and insuring lease terms via service charge recovery.
Service Charge	A service charge will be levied to cover the cost of exterior repairs, maintenance, security and management and is currently estimated at £4,600 per annum.

RATES

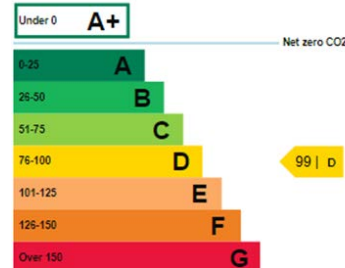
We have been advised by Land and Property Services that the rateable value is £26,500.00. The rate in the £ for 2022/23 is £0.551045, therefore the estimated rates payable for 2022/23 is £14,602.92.

EPC Rating

The unit has been rated as D-99 under EPC regulations. A copy of the EPC Certificate is shown, and a full copy can be made available upon request.

Energy efficiency rating for this property

This property's current energy rating is D.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax

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