

# TO LET

## FLAGSHIP RETAIL UNIT

TOTAL AREA 17,445 sq ft (1,620.6 sq m)



**20 DONEGALL PLACE  
BELFAST  
BT1 5BA**

**Campbell  
Cairns**  
Commercial

**028 9024 9024**



## LOCATION

Donegall Place is Northern Ireland's leading retail shopping thoroughfare situated in the heart of Belfast City Centre. The subject property occupies a prime position with nearby retailers including Primark, Zara, Next, JD Sports & McDonalds.

## DESCRIPTION

The property comprises an attractive period building fitted out to the highest standard internally, ready for immediate occupation. The building is arranged over ground and three upper floors, with access and loading available from the rear. The shop benefits from a modern passenger lift plus a goods lift.



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## ACCOMMODATION

Ground Floor Sales	5,405 sq ft	502.1 sq m
First Floor Sales	5,480 sq ft	509.1 sq m
Second Floor Storage/Staff	5,510 sq ft	511.9 sq m
Third Floor Storage	1,050 sq ft	97.5 sq m
<b>Total</b>	<b>17,445 sq ft</b>	<b>1,620.6 sq m</b>



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## RATES

We have been advised by Land & Property Services as follows:-

NAV £155,000  
Rate Poundage 2020-2021 £0.538166

Rates Payable - currently Nil due to Covid.

## LEASE DETAILS:

The entire property is being offered to let on a new FRI lease for a term of 15 years subject to rent reviews every 5 years.

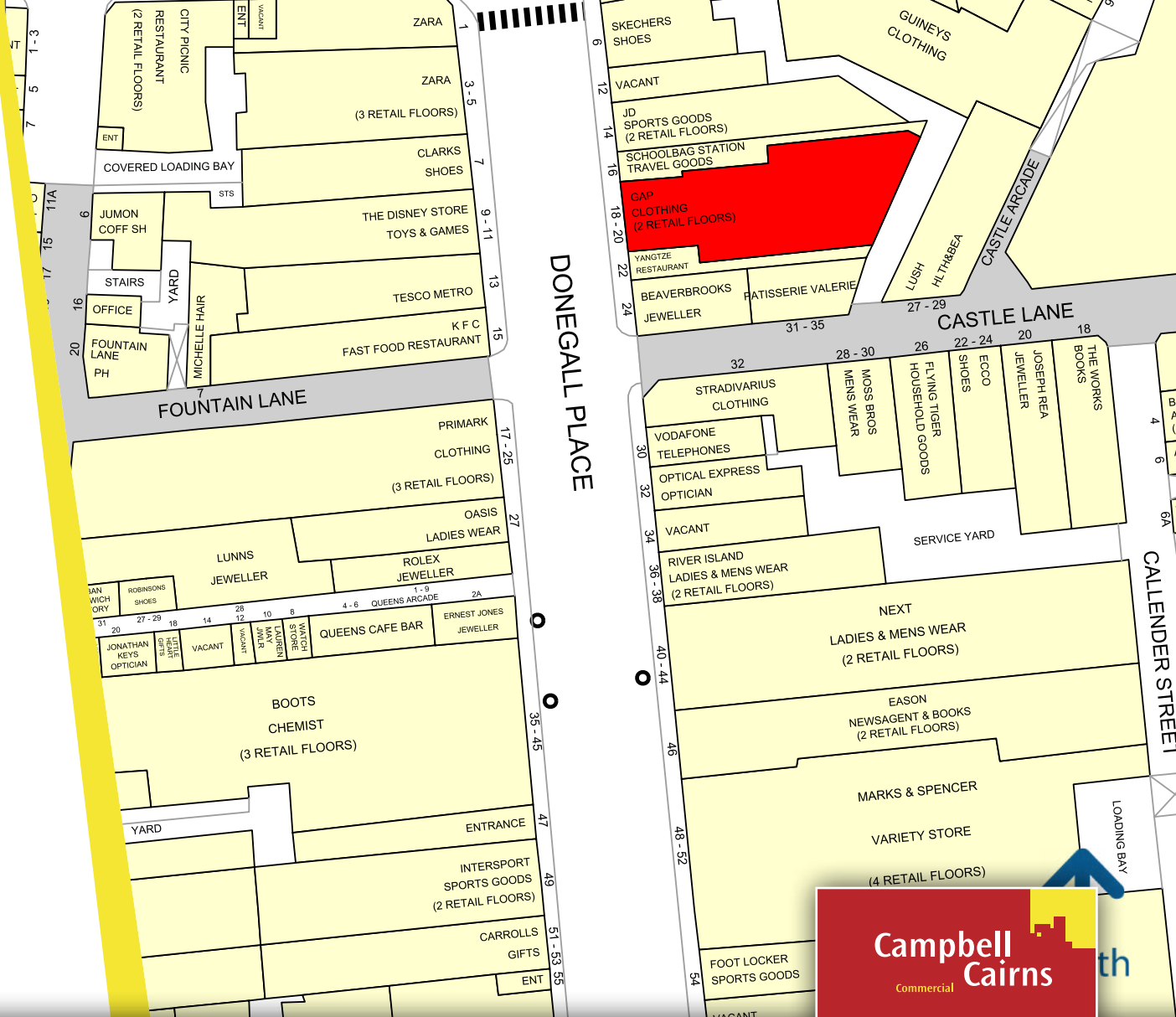
## RENT

Offers in the region of £225,000 per annum exclusive.

## VAT

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

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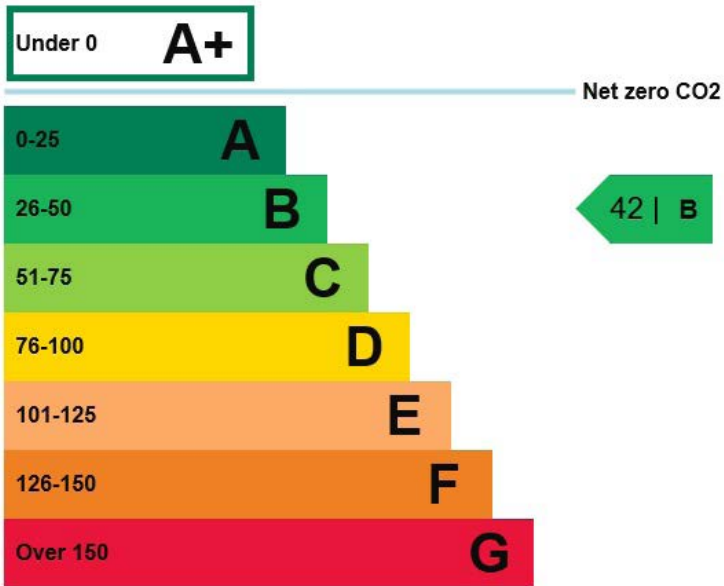
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# EPC

## Energy efficiency rating for this property

This property's current energy rating is B.



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.

## VIEWING/ADDITIONAL INFORMATION

Jeremy Cairns of Campbell Cairns

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