

# To Let

Prime Retail Unit  
Units 2 & 3, 5-17 Ann Street, Belfast BT1 4FN



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## To Let Units 2 & 3, 5-17 Ann Street, Belfast BT1 4FN



### Location

As the capital of Northern Ireland, Belfast serves as the region's primary retail hub, catering to a catchment population of approximately one million people within a 45-minute drive. Ranked 13th among the top 25 retail destinations in the UK (Retail Week, June 2023), Belfast attracts shoppers from across the island of Ireland, drawn by its wide selection of leading brand names and vibrant retail offering.

The property is prominently located on Ann Street, one of Belfast's busiest shopping thoroughfares, and sits adjacent to the landmark Victoria Square Shopping Centre, which boasts over 800,000 sq. ft. of retail and leisure space.

Ann Street is home to a diverse mix of national and local retailers, including Søstrene Grene, Holland & Barrett, Samsung, CEX, Superdrug, Card Factory, Argento, Trespass, Little Wing, Therapie Clinic, and Caffè Nero. In addition, a new 41-bed aparthotel with a bar and restaurant is planned directly opposite the units, further enhancing the area's appeal and footfall.

Belfast city centre continues to experience strong retail demand, highlighted by recent lettings to prominent brands such as Apple (relocated flagship store), Primark at Home, Marella, H&M, Deichmann, Russell & Bromley, Mango, HSBC, TK Maxx, Victoria's Secret, JD Sports, and Holland & Barrett.

Now is the ideal time to be part of Belfast's thriving retail landscape.

### Location

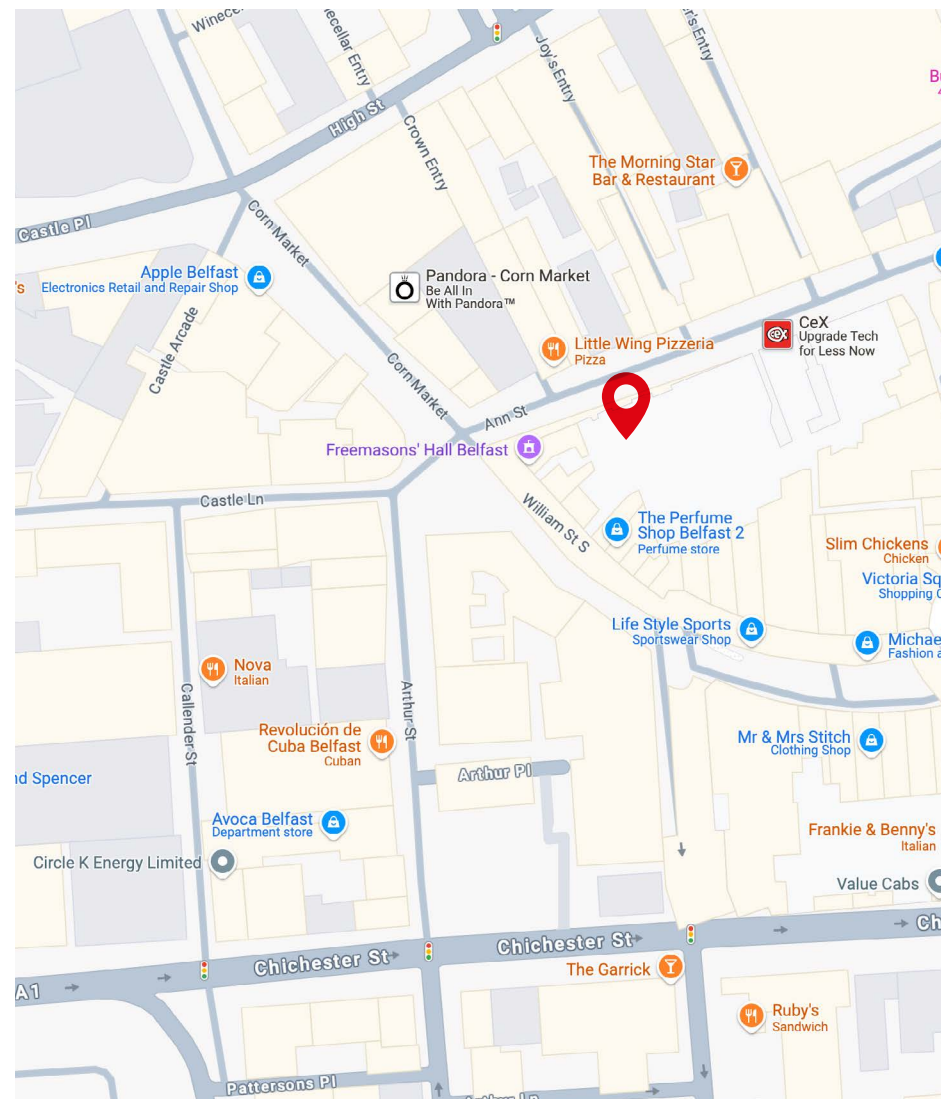
This exceptional double-fronted retail unit offers a total ground floor area of approximately 11,554 sq. ft, boasting a commanding frontage of 27 metres (90 feet) onto bustling Ann Street, near the vibrant junction with Arthur Square and Cornmarket — one of Belfast's busiest pedestrian zones.

The unit is currently fitted to a modern standard, featuring a glazed shopfront, wood-effect vinyl flooring, suspended ceilings with recessed lighting, and air conditioning units.

To the rear, the premises benefit from storage areas, as well as access to an escape corridor, lift, and stairwell leading to the first-floor space.

The first floor extends to approximately 11,396 sq. ft, offering additional storage, staff facilities, office accommodation, and ancillary space. With potential for customer access, the upper floor may also be suitable for retail or trading use.

Originally configured as two separate units, the space was later combined to create the current layout. However, the premises may lend themselves well to sub-division, providing flexibility for a range of occupier requirements.



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## Accommodation (All areas are approximate)

The property provides the following approximate net internal area:

Description	Sq M	Sq Ft
Ground Floor	1,073.40	11,554
First Floor	1,058.72	11,396
Total	2,132.12	22,950

## Lease Details

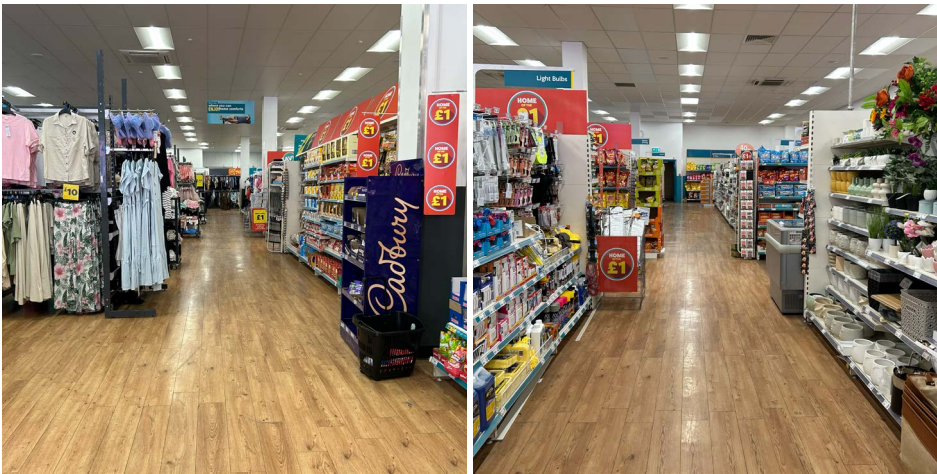
Rent:	£POA
Term:	Negotiable
Service Charge:	TBC
Insurance:	TBC

## Rates

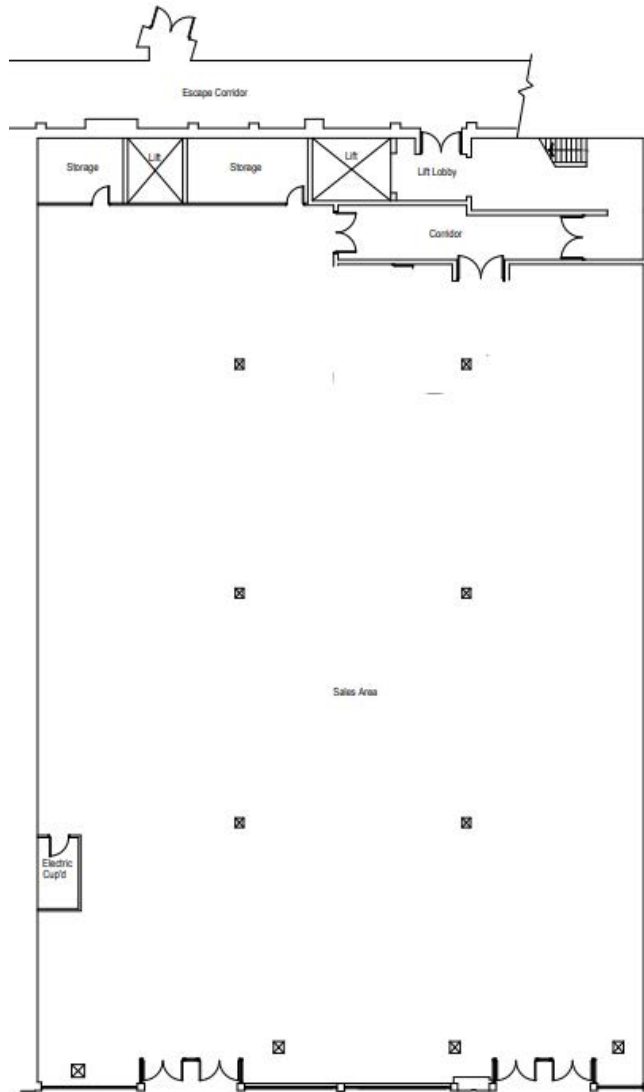
Unit 2&3 NAV: £144,000  
Estimated Rates payable 2025/26: £90,229 p.a

## VAT

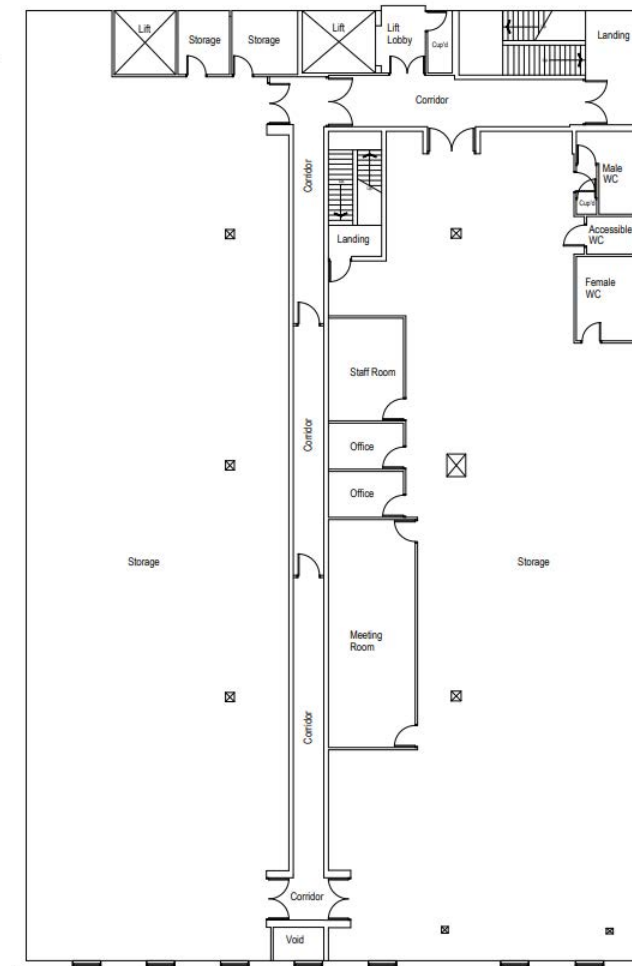
We are advised that the property is currently VAT Registered.



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Ground Floor



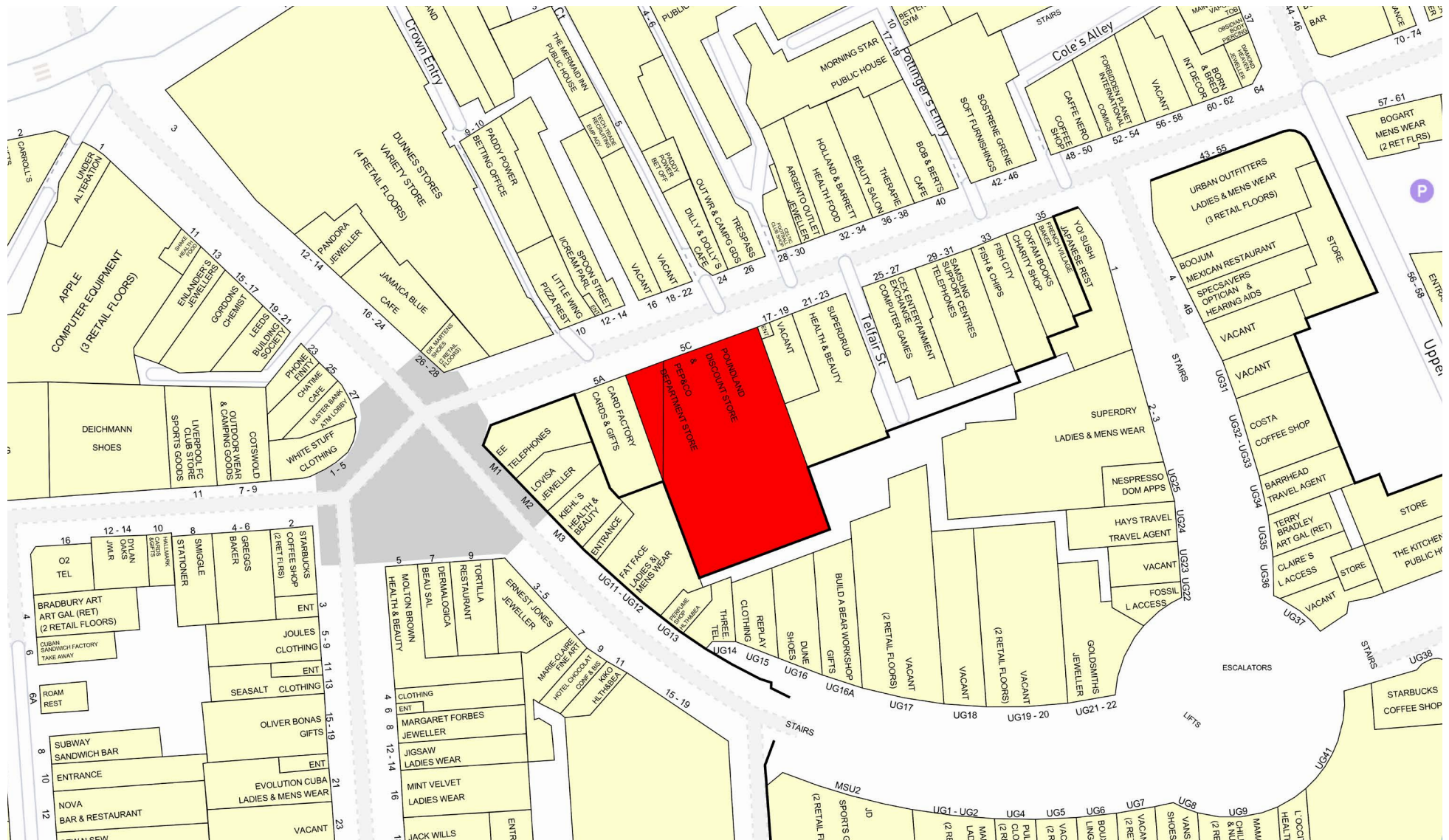
First Floor



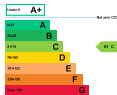
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## EPC

Energy performance certificate (EPC)	
<b>Energy rating</b> Energy rating: C Certificate number: 280-633021842039-102	<b>Expiry date</b> 14 July 2018
<b>Property type</b> A 11/12 Hotel and Financial/Professional services <b>Total floor area</b> 2,223 square metres	
<b>Energy rating and score</b> This property's energy rating is C.  Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.	
<b>How this property compares to others</b> Properties similar to this one could have ratings: If newly built: 28-9 If typical of the existing stock: 19-20	

### McCombe Pierce LLP

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