



finch™

Flagship Prime **Retail/Leisure** Opportunity

To Let

Lower Ground Floor
46 Donegall Place,
Belfast, BT1 5BB

15,766 Sq Ft (1,464.92 Sq M)

4.65m Floor To Ceiling Height

Location

46 Donegall Place is located in a very prominent location at the heart of Belfast City Centre in 100% prime pitch.

The location has the heaviest footfall in the City Centre and not only benefits from shoppers but is adjacent to Donegall Square and City Hall which is the focal point of the tourist footfall in Belfast.

Adjacent occupiers include: Victoria's Secret, Marks & Spencer, Next, The Ivy, Boots, Primark, Zara, Stradavarius and JD Sports.



DONEGALL PLACE
8.95M FOOTFALL



42,500
FULL TIME STUDENTS



1.5 MILLION TOURISTS
PER ANNUM

740k

BELFAST PRIMARY
CATCHMENT



2 WORLD CLASS
UNIVERSITIES

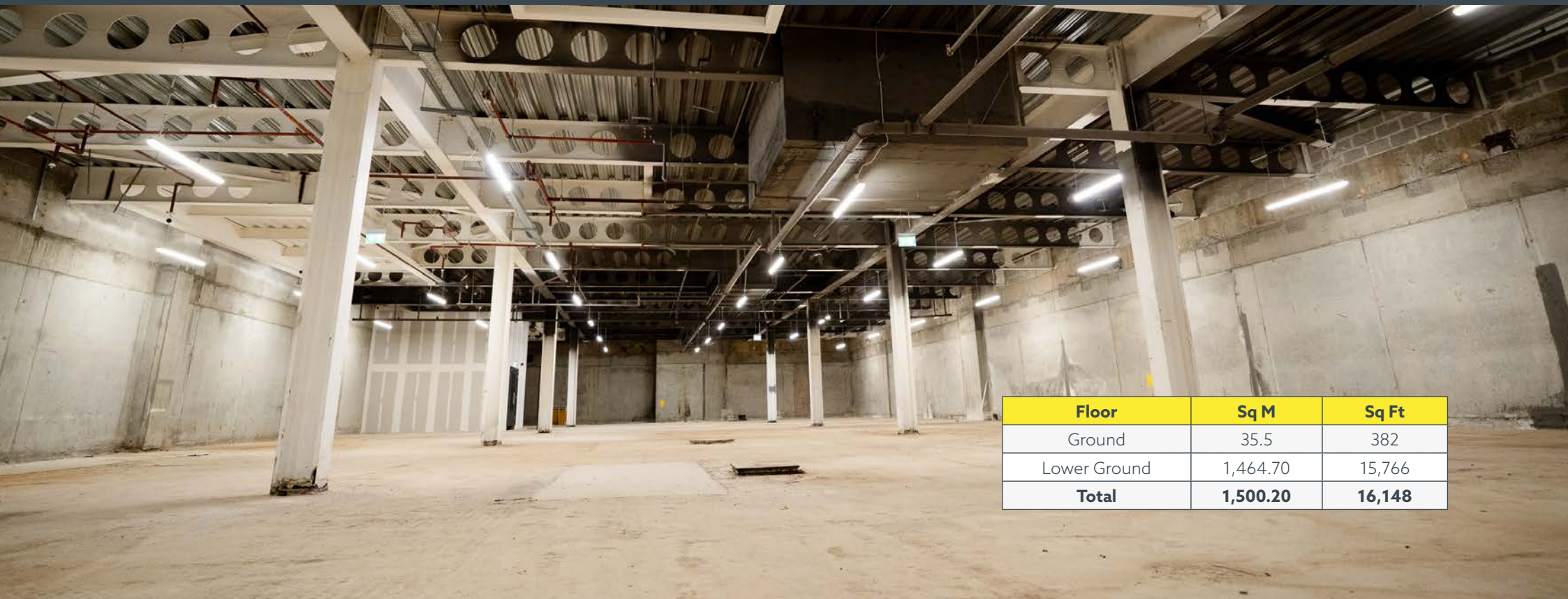
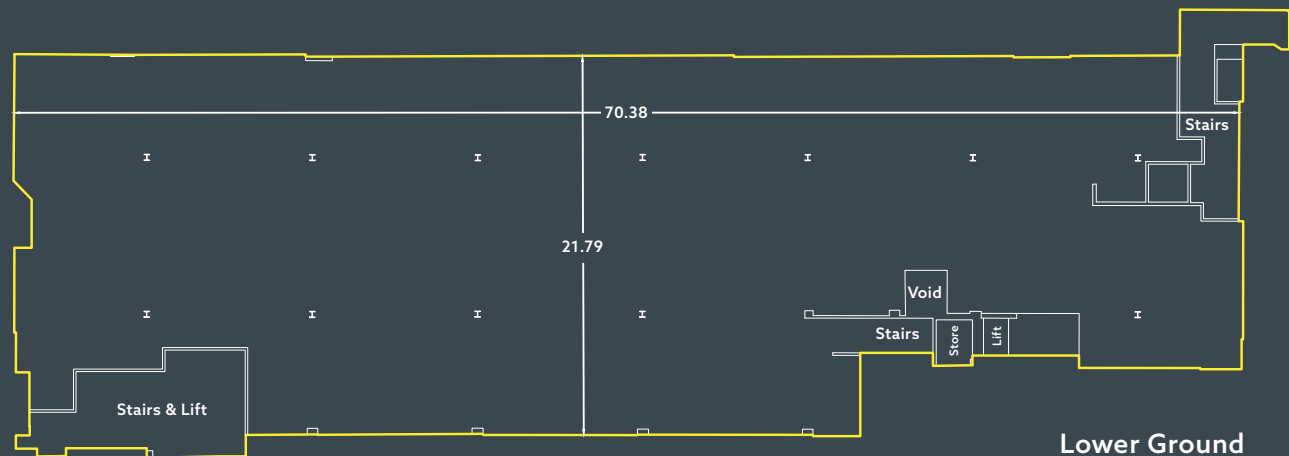
43%

PERCENTAGE OF
POPULATION UNDER 30

Accommodation

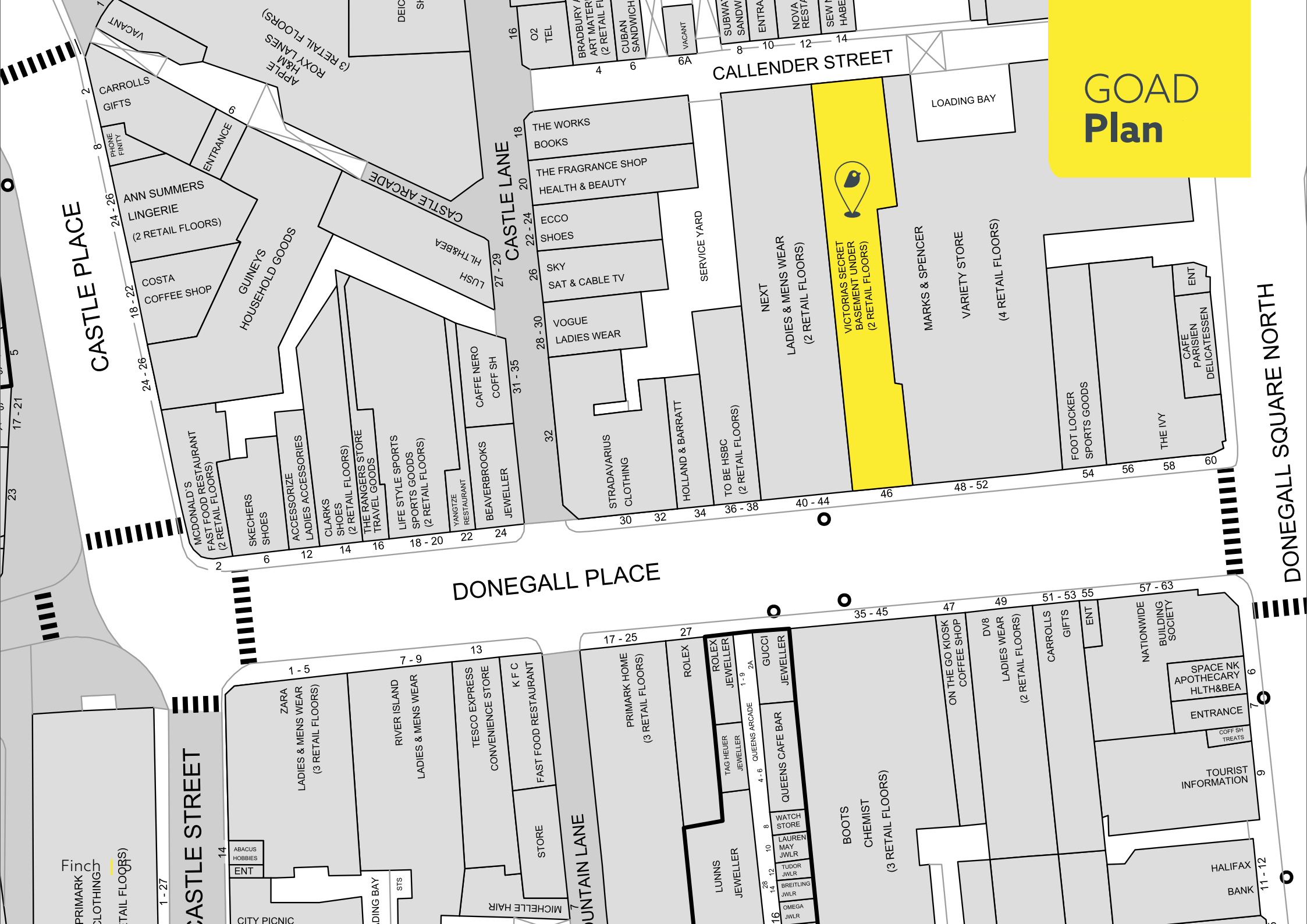
The property is arranged over lower ground floor accessed from large lobby at street level by customer stair and passenger lift.

It has the following approximate net internal areas, with clear floor to ceiling height of approximately 4.65m.



Floor	Sq M	Sq Ft
Ground	35.5	382
Lower Ground	1,464.70	15,766
Total	1,500.20	16,148





CASTLE PLACE

CASTLE LANE

DONEGALL PLACE

CASTLE STREET

CASTLE LANE

DONEGALL SQUARE NORTH

GOAD
Plan



VICTORIAS SECRET
BASEMENT UNDER
(2 RETAIL FLOORS)

Rent

Offers in excess of **£175,000** per annum exclusive.

Rates

The property will be re-assessed for rates on completion of landlord works.

The 25/26 rate poundage is **£0.626592**

Service Charge

The service charge estimate for the current year is **£10,315**.

Contact

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