



finchTM

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

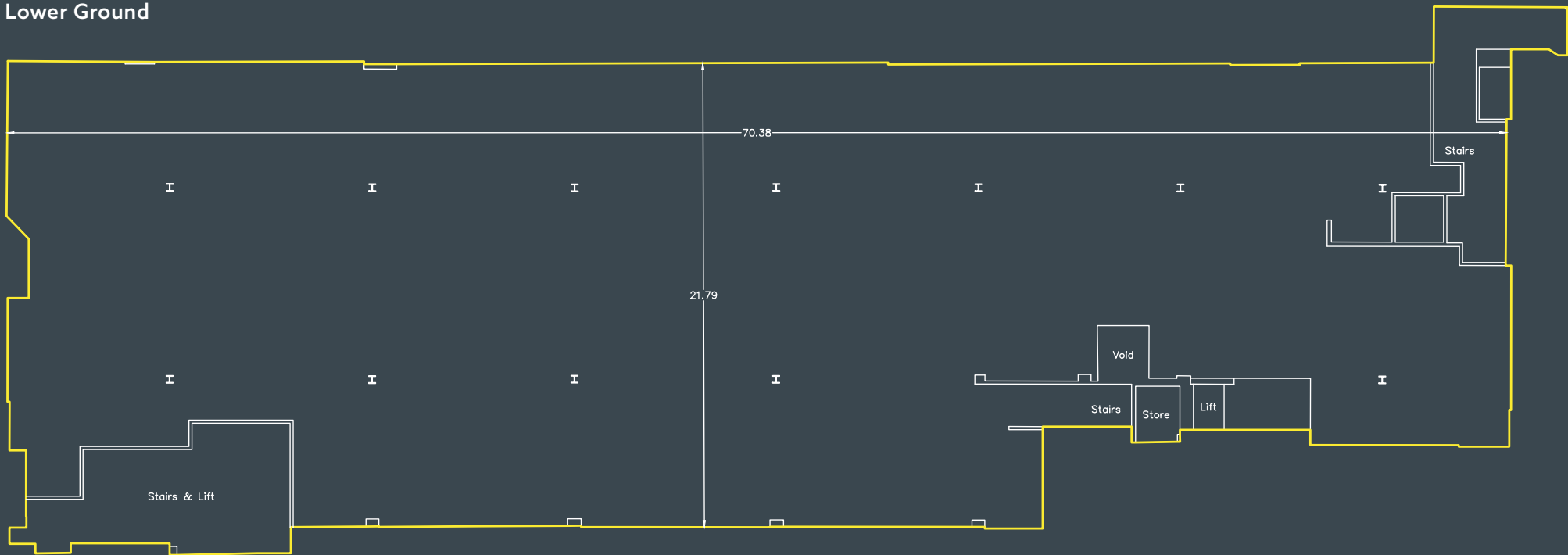
Accommodation

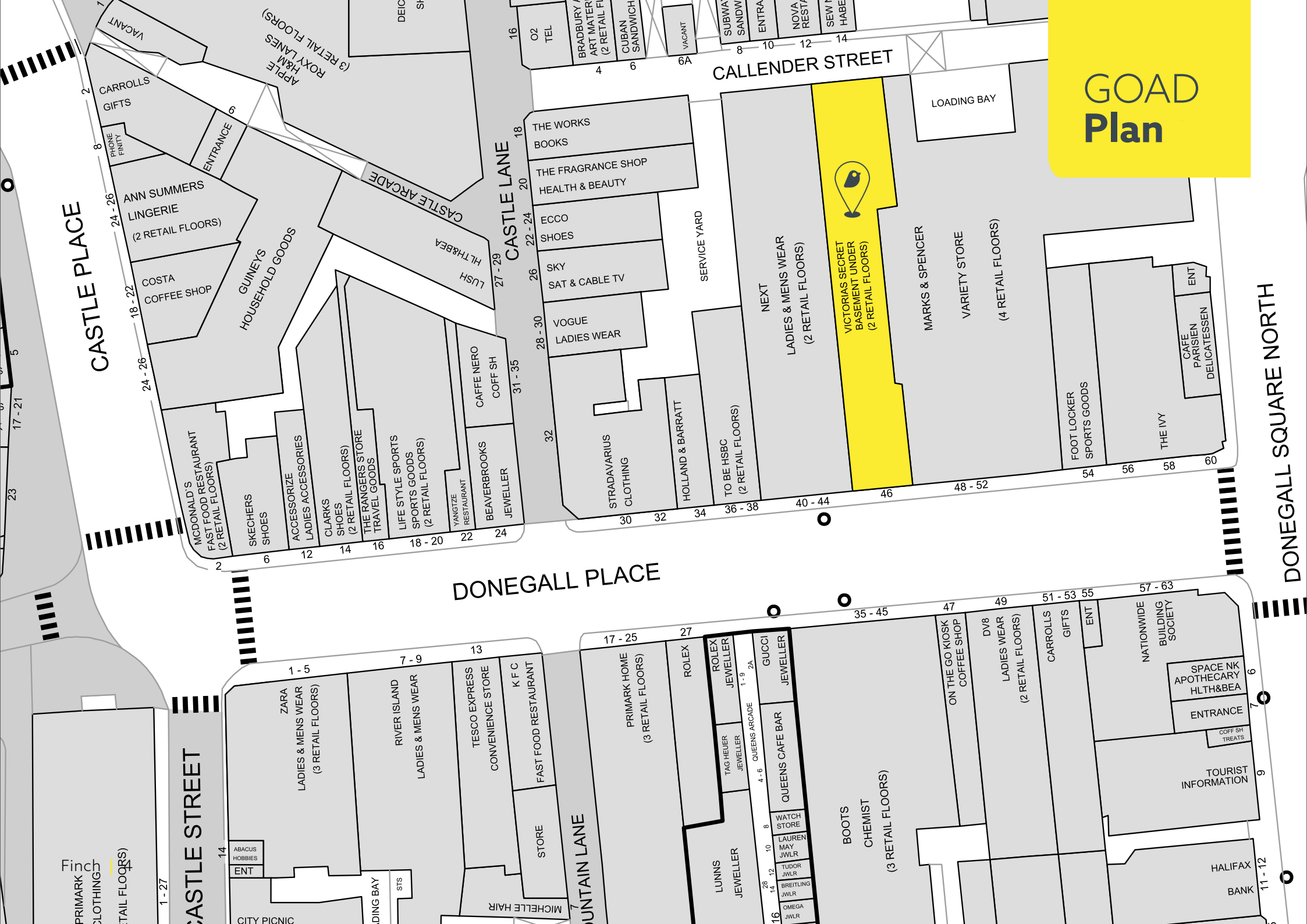
The property is arranged over lower ground floor accessed from large lobby at street level by customer stair and passenger lift.

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

Lower Ground





CASTLE PLACE

CASTLE LANE

DONEGALL PLACE

CASTLE STREET

CALLENDER STREET

DONEGALL SQUARE NORTH

GOAD
Plan



VICTORIAS SECRET
BASEMENT UNDER
(2 RETAIL FLOORS)

PRIMARK
CLOTHING
(2 RETAIL FLOORS)

CITY PICNIC

ZARA
LADIES & MENS WEAR
(3 RETAIL FLOORS)

RIVER ISLAND
LADIES & MENS WEAR

TESCO EXPRESS
CONVENIENCE STORE

FAST FOOD RESTAURANT

UNTAIN LANE

PRIMARK HOME
(3 RETAIL FLOORS)

LUNNS
JEWELLER

ROLEX
JEWELLER

GUCCI
JEWELLER

BOOTS
CHEMIST
(3 RETAIL FLOORS)

ON THE GO KIOSK
COFFEE SHOP

DV8
LADIES WEAR
(2 RETAIL FLOORS)

CARROLLS
GIFTS

ENT

NATIONWIDE
BUILDING
SOCIETY

SPACE NK
APOTHECARY
HLTH&BEA

ENTRANCE

TOURIST
INFORMATION

HALIFAX
BANK

LOADING BAY

MARKS & SPENCER

VARIETY STORE

(4 RETAIL FLOORS)

FOOT LOCKER
SPORTS GOODS

THE IVY

CAFE
PARISIEN
DELICATESSEN

ENT

THE WORKS
BOOKS

THE FRAGRANCE SHOP
HEALTH & BEAUTY

ECCO
SHOES

SKY
SAT & CABLE TV

VOGUE
LADIES WEAR

STRADAVARIUS
CLOTHING

HOLLAND & BARRATT

TO BE HSBC
(2 RETAIL FLOORS)

NEXT
LADIES & MENS WEAR
(2 RETAIL FLOORS)

GUINEYS
HOUSEHOLD GOODS

MCDONALD'S
FAST FOOD RESTAURANT
(2 RETAIL FLOORS)

SKECHERS
SHOES

ACCESSORIZE
LADIES ACCESSORIES

CLARKS
SHOES

THE RANGERS STORE
TRAVEL GOODS

LIFE STYLE SPORTS
SPORTS GOODS
(2 RETAIL FLOORS)

BEAVERBROOKS
JEWELLER

CAFFE NERO
COFF SH

LUSH

CASTLE ARCADE

CARROLLS
GIFTS

PHONE
FINITY

ANN SUMMERS
LINGERIE
(2 RETAIL FLOORS)

COSTA
COFFEE SHOP

APPLE
H&M
(3 RETAIL FLOORS)

DEIC
SH

16

O2
TEL

BRADBURY
ART MATERIAL
(2 RETAIL F

CUBAN
SANDWICH

VACANT

6A

SUBWA
SANDW

ENTRA

NOVA
RESTA

SEW
HABE

14

12

10

8

1-27

1-5

7-9

13

17-25

27

35-45

47

49

51-53

55

57-63

6

7

9

11-12

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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