

finch[®]

To Let

500 - 2,250 sq ft

**9 Donegall Square East,
Belfast, BT1 5HD**

COFFEE - LUNCH - ICE CREAM



BRANCH OUT!

**Retail/Coffee Shop
Opportunity**

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028 9044 6495

in @talktofinch



READY, LET, GROW!

**9-10
DONEGAL
SQUARE
EAST**

**500 - 2,250 sq ft
(46.5 - 209 sq m)**

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Retail/Coffee Shop

500 - 2,500 Sq Ft

Location

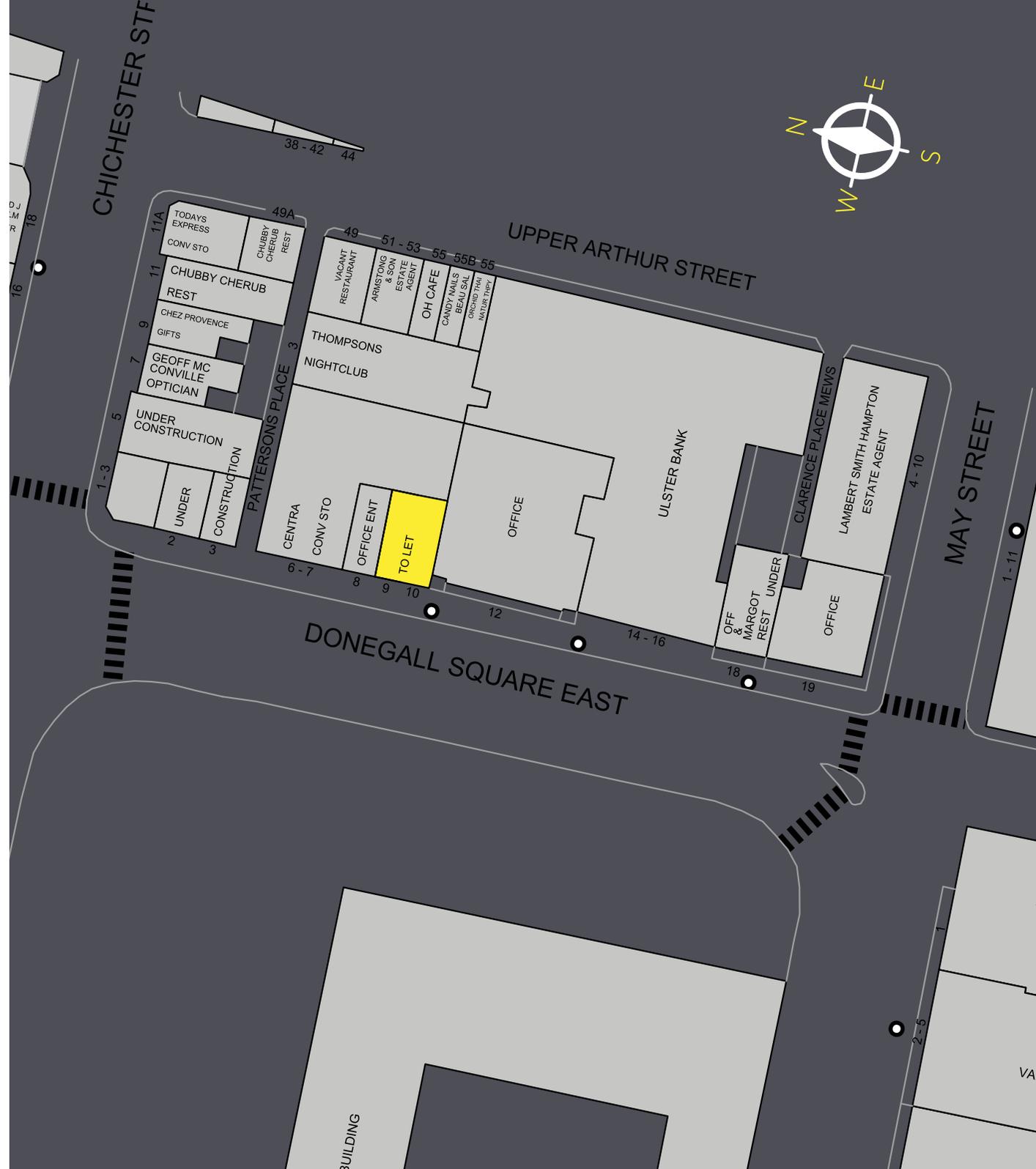
The subject property occupies a high profile location on the ground floor of the B1 Listed Imperial House on Donegall Square East.

Imperial House is considered one of the most prestigious buildings in Belfast City Centre and occupies a prime City Centre location overlooking Belfast City Hall.

The surrounding area comprises a mix of offices, banks, bars, coffee shops and hotels, with nearby occupiers including Ulster Bank, Bank of Ireland, Housing Executive, Marks & Spencer and Caffè Nero.

Description

The unit will be stripped out with new full height glazed shop front installed.





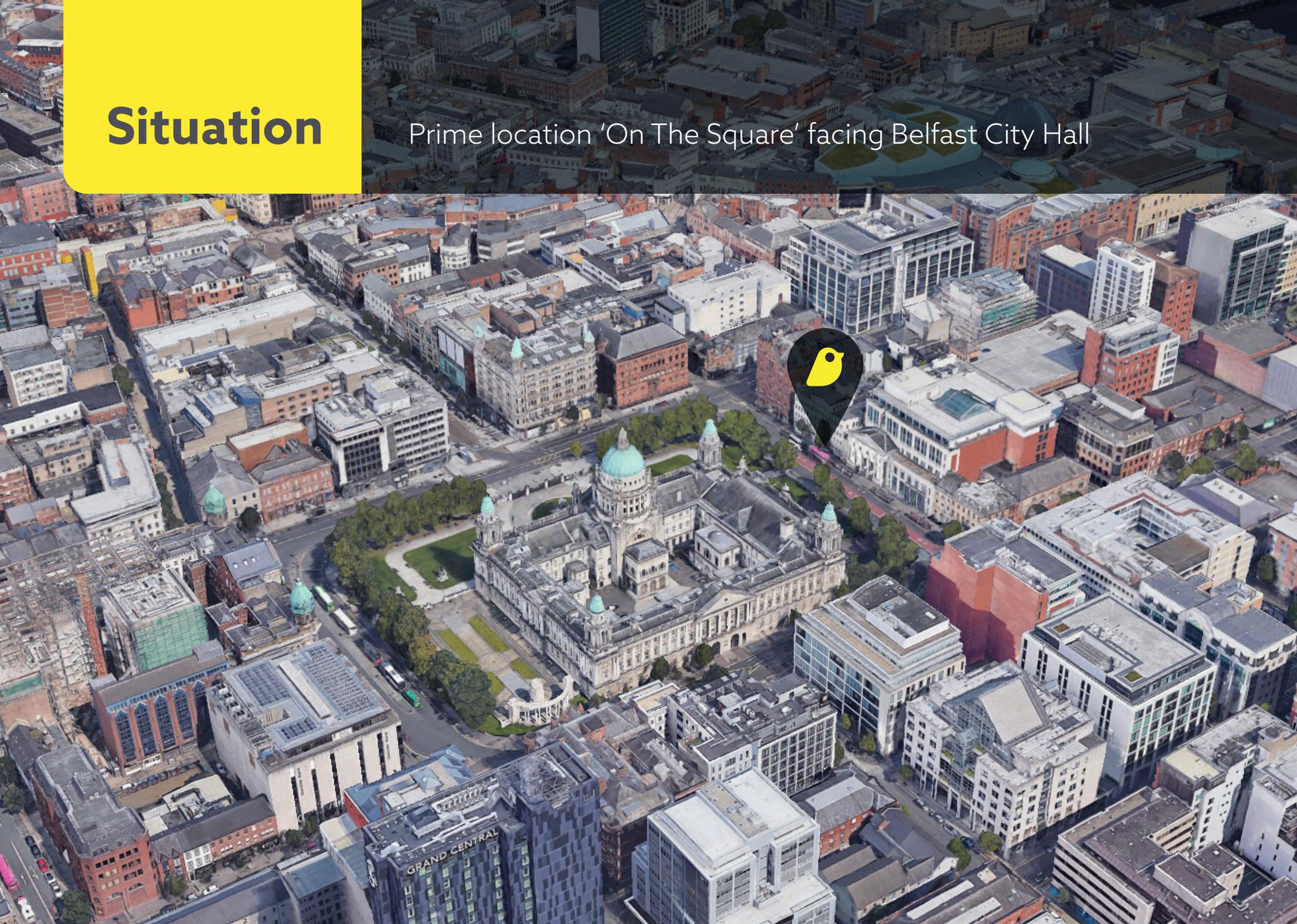
Donegall Square

PRIME REAL ESTATE IN THE BEATING HEART OF BELFAST CITY



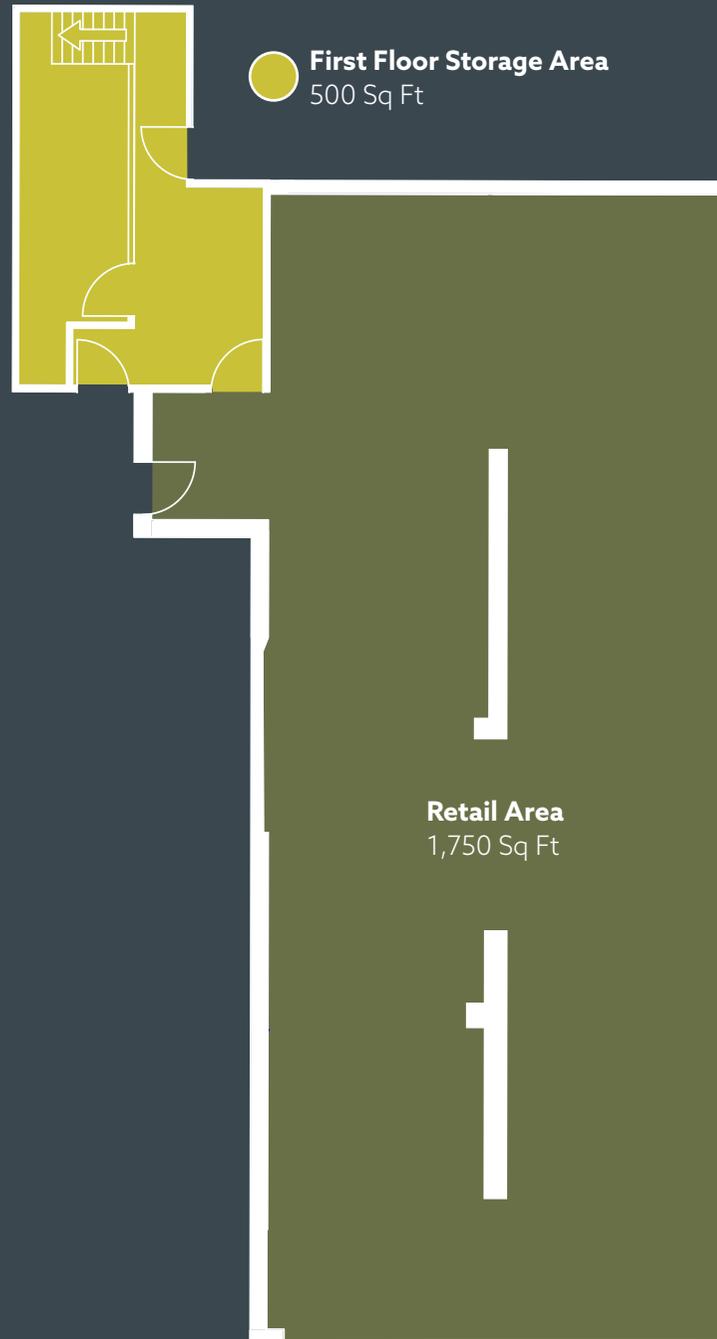
Situation

Prime location 'On The Square' facing Belfast City Hall



Accommodation

Floor	Sq M	Sq Ft
Ground	162.58	1,750
First	46.45	500
Total	209.03	2,250



Lease & Rent

Term: Minimum new 5 year lease

Rent: £65,000 per annum exclusive

VAT

All charges and outgoings will be liable for VAT.

Contact

Alana Coyle

+44 (0) 7436 039915

alana@finchCRE.com

Rates

To Be Confirmed following amalgamation of the space.

EPC

A new EPC will be provided on completion of the works.

Service Charge

Tenant responsible for a fair proportion of the service charge which covers the cost of external repairs, maintenance and cleaning of common areas and management fees currently estimated at £1,964 plus VAT for the current year.

Insurance

Tenant responsible for all internal repairs and reimbursement of a fair proportion of the building insurance premiums presently estimated at £670 for the current year.

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