



finch™

To Let

46 Donegall Place,  
Belfast

Flagship **Prime**  
**Retail** Opportunity



# 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 retailers include: Marks & Spencer, Next, River Island, 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%

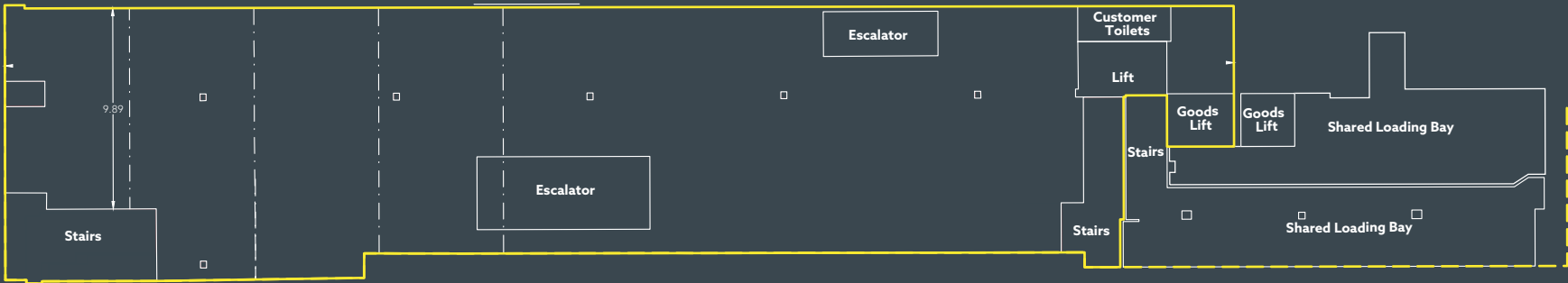
PERCENTAGE OF  
POPULATION UNDER 30

# Accommodation

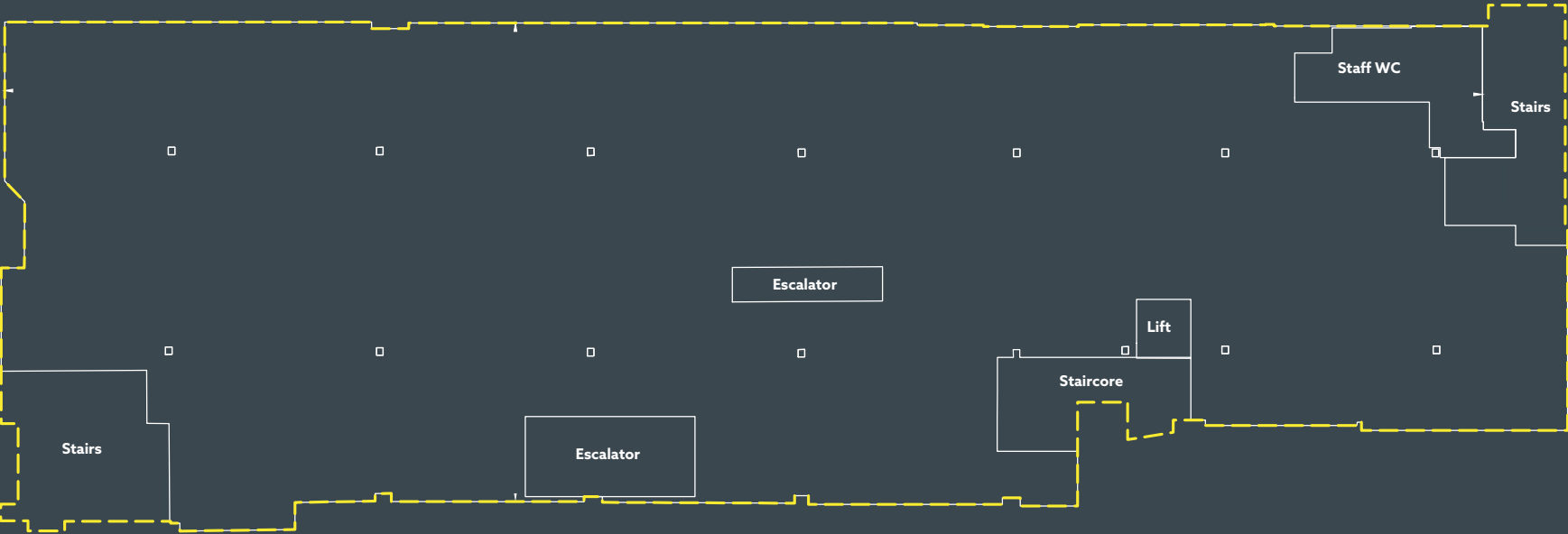
The property is arranged over ground and basement floors with the following approximate net internal areas.

Floor	Sq M	Sq Ft
Ground	670	7,215
Basement	1,299	13,982
<b>Total</b>	<b>1,969</b>	<b>21,197</b>

## Ground Floor



## Basement Floor



Virtual  
Tour



Click To View

# GOAD Plan





## Rent

Offers in excess of **£250,000**  
per annum exclusive.

## Rates

The property has an NAV of  
**£162,500.**

The 2023/24 rate poundage is  
**£0.5722**

## Service Charge

The service charge estimate for  
the current year is **£7,200.**

## Contact

**Nicky Finnieston**

+44 (0) 7771 988007

nicky@finchCRE.com

**Alana Coyle**

+44 (0) 7436 039915

alana@finchCRE.com

**finch**<sup>TM</sup>

The Directors of Finch for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessors, and do not constitute part of, an offer or contract; (ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of the Directors of Finch has any authority to make or give any representation or warranty whatever in relation to the property.



@talktofinch

Finch, Arthur House, 41 Arthur Street, Belfast, BT1 4GB | finchCRE.com | +44 (0) 2890 446495 | info@finchCRE.com