

finch™

eason



Belfast's
biggest book
department
downstairs at
eason

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%

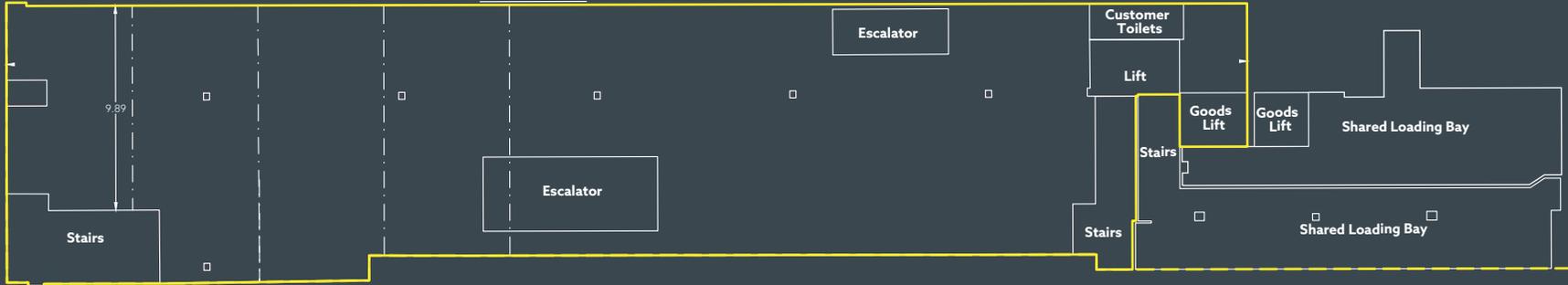
PERCENTAGE OF
POPULATION UNDER 30

Accommodation

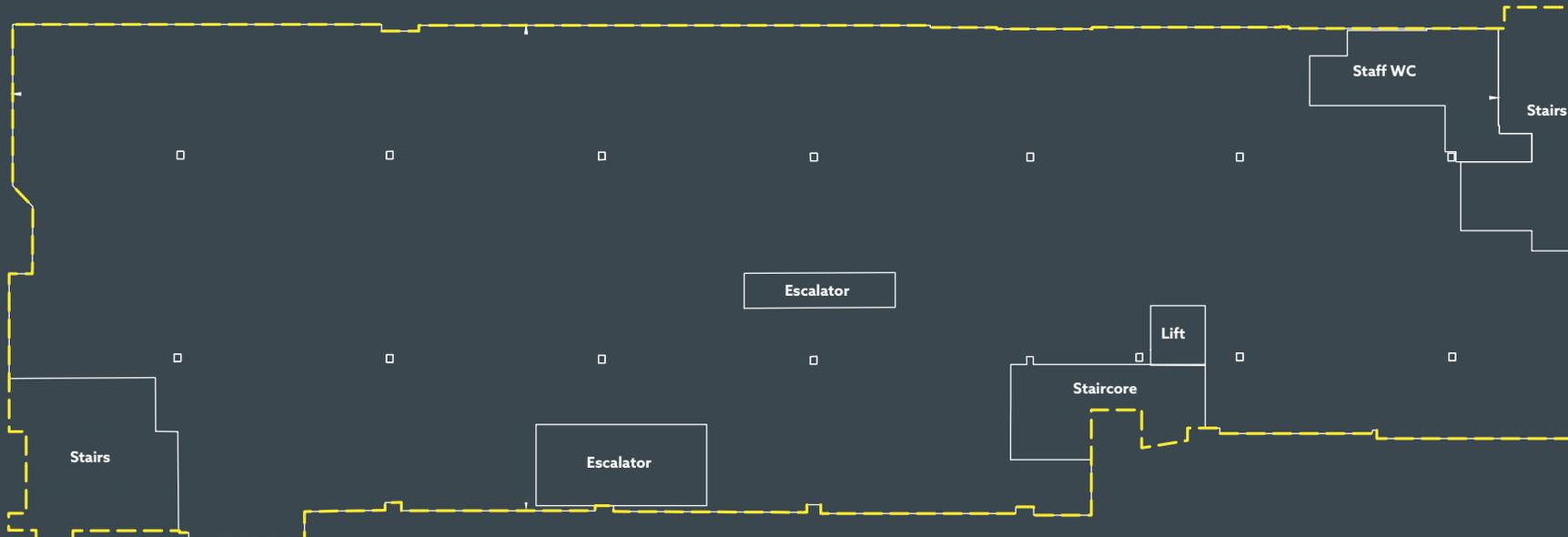
The property is arranged over ground and basement floors with the following approximate net internal areas.

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

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

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