

TO LET

PRIME RETAIL PREMISES

49 DONEGALL PLACE, BELFAST, BT1 5AW



- Occupying a prime position in the heart of Belfast's commercial retail centre
- Occupiers in close proximity include Boots, Marks & Spencer and Next
- Accommodation extending to approximately 12,476 sq ft
- High levels of pedestrian footfall
- Available Immediately

SAVILLS NORTHERN IRELAND,
Longbridge House, 16-24 Waring Street,
Belfast, BT1 2DX

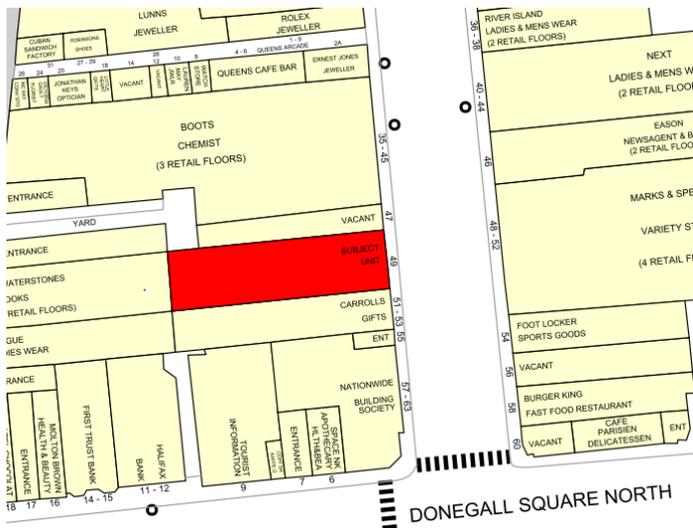
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COMMERCIAL PROPERTY CONSULTANTS



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Location & Description

Belfast is the capital city of Northern Ireland and has a population of almost 1 million living within a 20 minute drive of the city centre. The property occupies a prime location in the heart of Belfast's commercial retail centre and benefits from a high level of pedestrian footfall.

The property is an imposing 5 storey retail building adjacent to Boots and opposite Marks and Spencer. Other retailers trading within the immediate vicinity include Zara, New Look, Primark, Next, River Island, Disney, JD Sports & Footlocker.

The unit benefits from both ground and first floor level sales accommodation and is immediately available. The open plan retail space at ground floor benefits from an extensive frontage onto Donegall Place.

Accommodation

The unit provides the following approximate net internal areas:

Floor	Sq ft	Sq m
Ground Floor	6,143	570.70
First Floor	6,333	588.35
Total	12,476	1,159.05

Lease Details

Rent	On Application.
Term	10 Years.
Rent Reviews	Upwards only on fifth anniversary.
Repairs & Insurance	Tenant responsible for internal repairs and reimbursement of a proportionate part of the building's insurance premium.
Service Charge	Levied to cover a fair proportion of the cost of external repairs, management fees, and any other reasonable outgoings of the Landlord.

Rates Assessment

	NAV	Rates Payable
49 Donegall Place	£148,000	£76,650

Prospective tenants are advised to make their own enquiries directly with Land & Property Services.

VAT

The premises are registered for VAT.

EPC

An EPC can be provided upon request.

Contact

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