

finchTM

Flagship Prime **Retail/Leisure** Opportunity

VICTORIA'S SECRET

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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

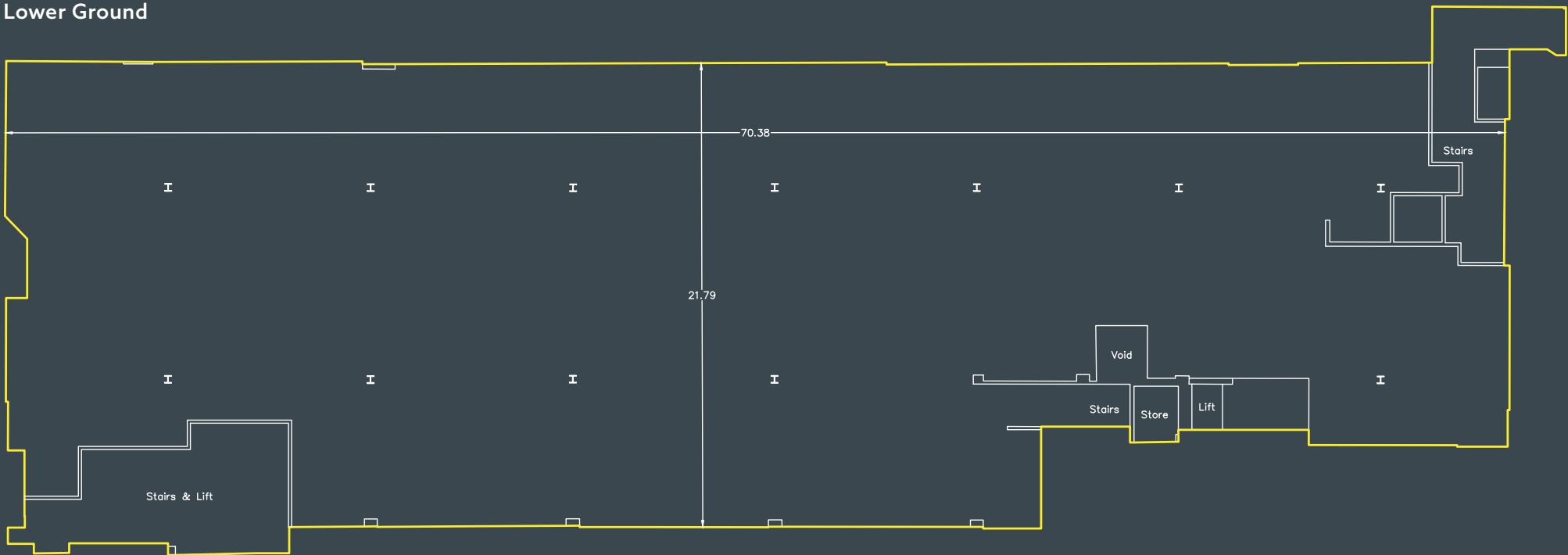
Accommodation

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

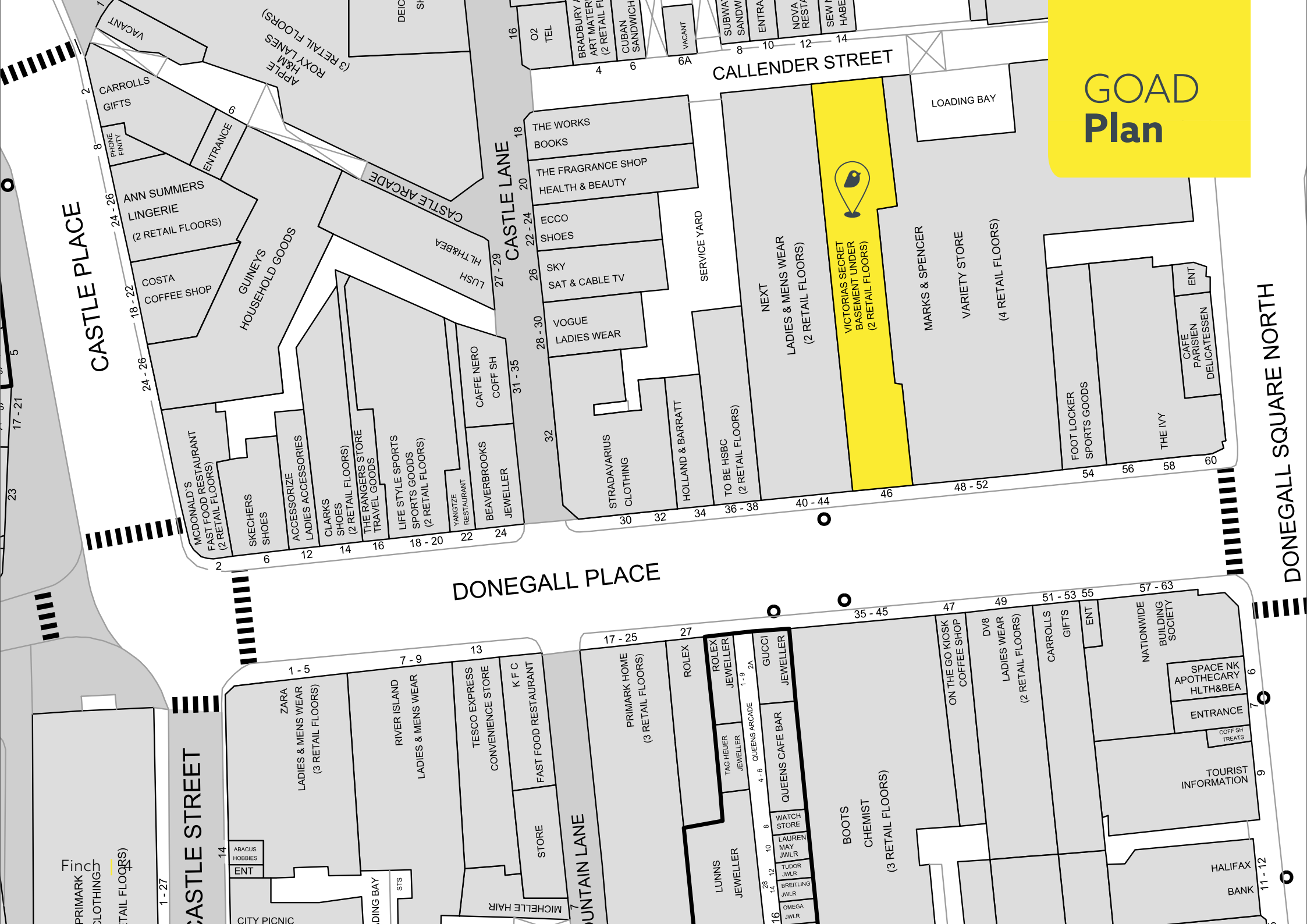
It has the following approximate net internal areas, with clear floor to ceiling height of approximately 4.65m.

Floor	Sq M	Sq Ft
Ground	35.5	382
Lower Ground	1,464.70	15,766
Total	1,500.20	16,148

Lower Ground



GOAD Plan



CASTLE PLACE

CASTLE LANE

DONEGALL PLACE

CASTLE STREET

DONEGALL SQUARE NORTH

- ANN SUMMERS LINGERIE (2 RETAIL FLOORS)
- COSTA COFFEE SHOP
- HOUSEHOLD GOODS
- GUINNEYS
- MC DONALD'S FAST FOOD RESTAURANT (2 RETAIL FLOORS)
- SKECHERS SHOES
- ACCESSORIZE LADIES ACCESSORIES
- CLARKS SHOES (2 RETAIL FLOORS)
- THE RANGERS STORE TRAVEL GOODS
- LIFE STYLE SPORTS SPORTS GOODS (2 RETAIL FLOORS)
- YANGTZE RESTAURANT
- BEAVERBROOKS JEWELLER
- CAFFE NERO COFF SH
- 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)
- VICTORIAS SECRET BASEMENT UNDER (2 RETAIL FLOORS)
- MARKS & SPENCER
- VARIETY STORE (4 RETAIL FLOORS)
- FOOT LOCKER SPORTS GOODS
- THE IVY
- CAFE PARISIEN DELICATESSEN ENT
- ZARA LADIES & MENS WEAR (3 RETAIL FLOORS)
- RIVER ISLAND LADIES & MENS WEAR
- TESCO EXPRESS CONVENIENCE STORE
- KFC
- FAST FOOD RESTAURANT
- PRIMARK HOME (3 RETAIL FLOORS)
- ROLEX JEWELLER
- ROLEX JEWELLER
- GUCCI JEWELLER
- QUEENS CAFE BAR
- 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
- COFF SH TREATS
- TOURIST INFORMATION
- HALIFAX BANK

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 2024/25 rate poundage is **£0.599362**

Service Charge

The service charge estimate for the current year is **£10,315**.

Contact

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