

The logo for 'finch' is displayed in a dark blue rounded rectangle. The word 'finch' is written in a lowercase, yellow, sans-serif font. A small 'TM' trademark symbol is positioned to the upper right of the 'h'.A white text box with a yellow border containing the words 'To Let' in a large, white, sans-serif font.A yellow text box containing the address '46 Donegall Place, Belfast' in a dark blue, sans-serif font.A green sign with the word 'eason' in a white, lowercase, sans-serif font, mounted on a light-colored stone building facade.A green sign with white text that reads 'Belfast's biggest book department downstairs at eason'.A white text box with a dark grey background containing the words 'Flagship Prime' in a white, sans-serif font.A yellow text box containing the words 'Retail Opportunity' in a dark blue, sans-serif font.

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%

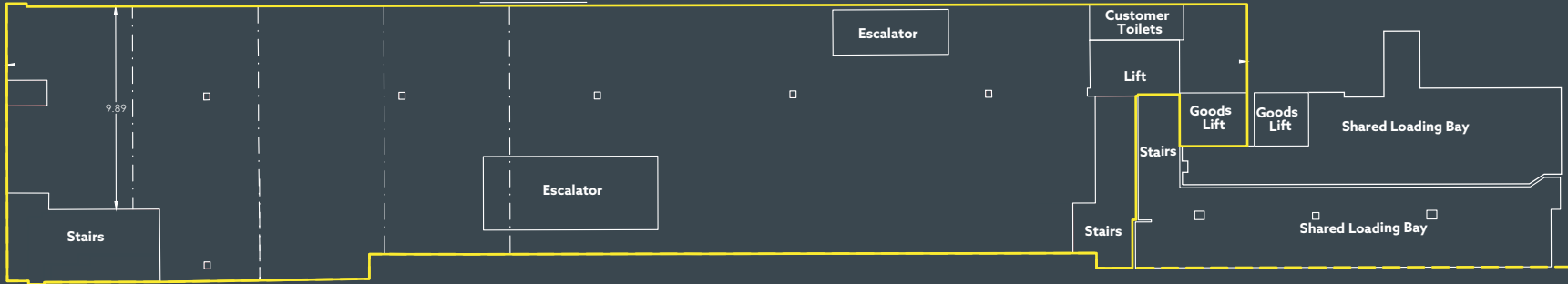
PERCENTAGE OF
POPULATION UNDER 30

Accommodation

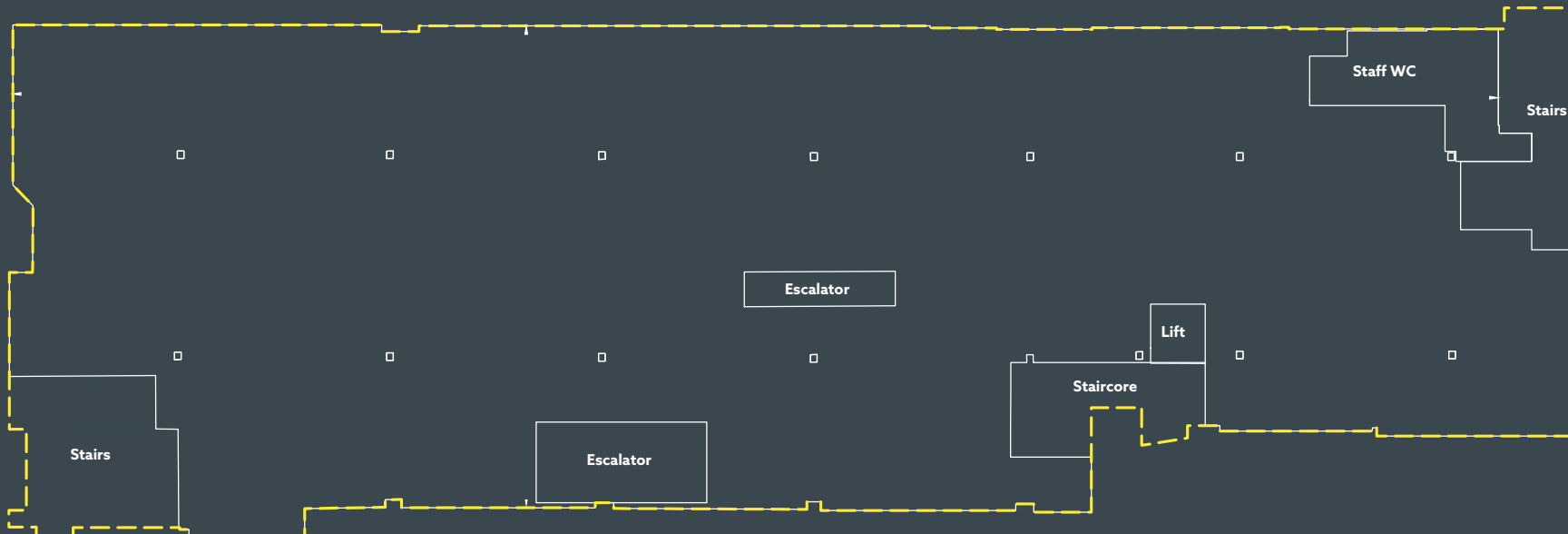
The property is arranged over ground and basement floors with the following approximate net internal areas.

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

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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finchTM

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