



5-17 Ann Street Belfast BT1

TO LET PRIME RETAIL UNITS
GROUND FLOOR UP TO 10,865 SQ FT
FIRST FLOOR UP TO 11,050 SQ FT



517

5-17 Ann Street
Belfast BT1

Prime city centre location
High footfall retail corridor
Excellent scope to adapt
into two large units

Nearby occupiers include
Apple, Dunnes Stores, Pandora,
White Stuff, Urban Outfitters,
H&M, Sostrene Grene.



A prominent retail opportunity comprising two shell specification units, providing occupiers with a blank canvas to create a bespoke fit-out tailored to their requirements.

The property will benefit from a new shopfront and significantly upgraded elevation, enhancing the visibility from Ann Street.

Internally the space offers excellent flexibility and can be adapted to suit a range of occupier requirements, including potential subdivision of the space where required.



Belfast is the capital of Northern Ireland and the region's principal retail destination, serving a catchment population of approximately two million people. The city continues to attract significant levels of shopper and visitor activity and is recognised as one of the leading retail centres in the UK and Ireland.

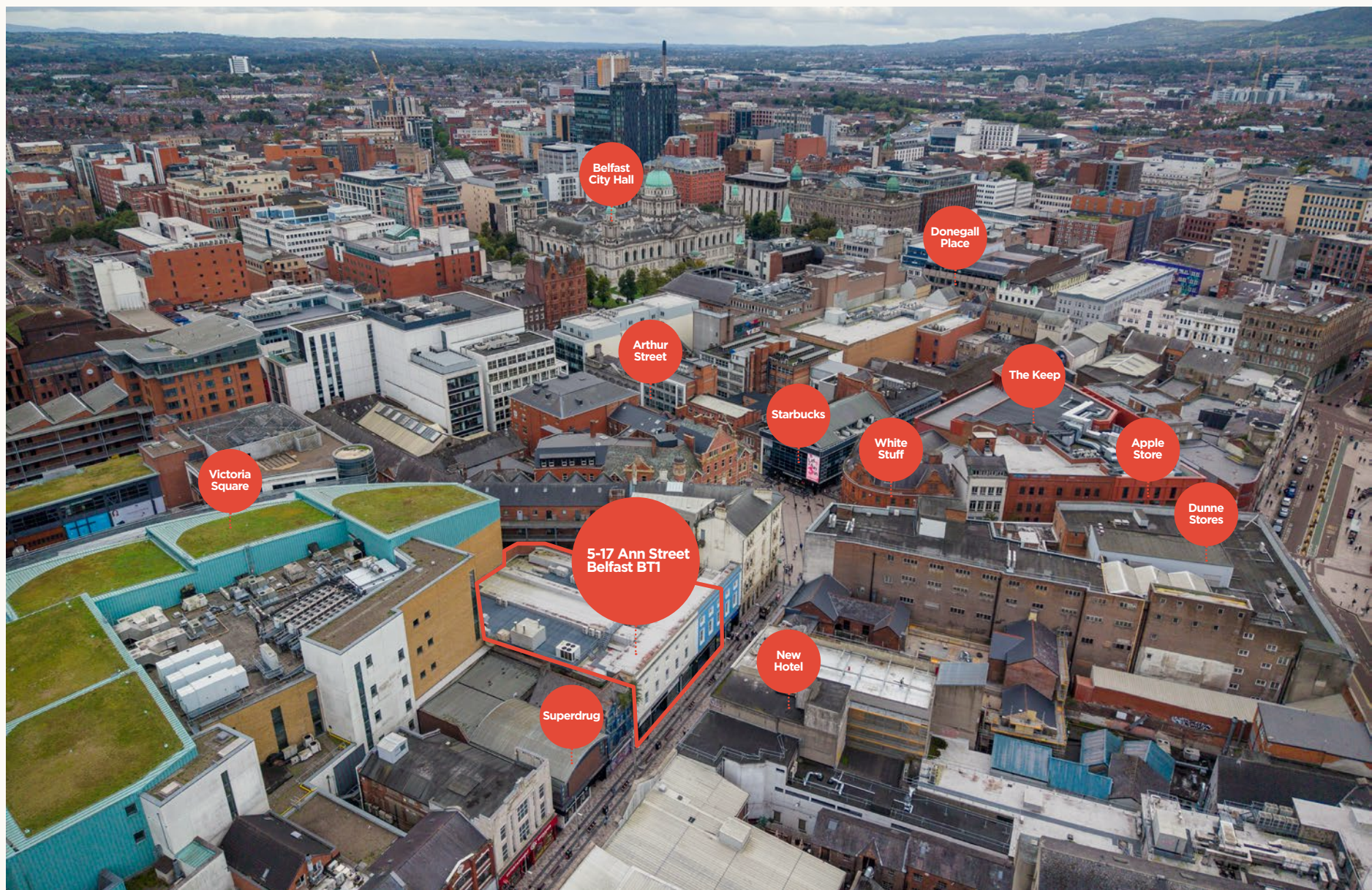
The property occupies a prominent position on Ann Street, one of Belfast City Centre's established retailing locations, immediately adjacent to Victoria Square Shopping Centre and within easy walking distance of both Arthur Square and Cornmarket.

The location continues to benefit from ongoing investment, with high profile retailers strengthening the city centre presence in recent years. The nearby Keep development has brought Apple, Vodafone, H&M and Deichmann Shoes to the immediate area.

Nearby occupiers include Apple, Dunnes Stores, Primark, JD Sports, Søstrene Grene, Pull & Bear and Abercrombie & Fitch. Planning has been approved for a 41-bed aparthotel, including a bar and restaurant, facing the subject units.









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Accommodation

Option 1	Sq. Ft	Sq.M
Ground Floor	11,554	1,073
First Floor	11,396	1,059
Option 2	Sq. Ft	Sq.M
Unit 1 Ground Floor	6,740	626
Unit 1 First Floor	5,225	485
Unit 2 Ground Floor	4,605	428
Unit 2 First Floor	5,332	495

There is the potential to configure the accommodation to meet specific retailer size requirements.

Lease Details

Term:	10 Years
Rent:	TBC
Repairs:	Effectively FRI basis
Service Charge:	Tenant to pay a service charge in respect of the upkeep of common and exterior areas
Insurance:	Tenant to pay a proportion of the building's insurance premium.

Rateable Value

We have been advised by Land and Property Services that the NAV for the existing unit is £144,000.00 The rate in the £ for 2026/2027 is 0.650288. Current rates payable £93,641.00. Rates will be reassessed following the reconfiguration of the property.

VAT

The property is elected for VAT

EPC

C 55 - A copy of the EPC certificate can be made available upon request.



For further information please contact:

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