

TO LET

McKIBBIN

COMMERCIAL PROPERTY CONSULTANTS

02890 500 100



PRIME RETAIL PREMISES

49 DONEGALL PLACE
BELFAST
BT1 5AW

c. 1,159.05 m² (12,476 FT²)

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PRIME RETAIL PREMISES 49 Donegall Place, Belfast, BT1 5AW

SITUATION

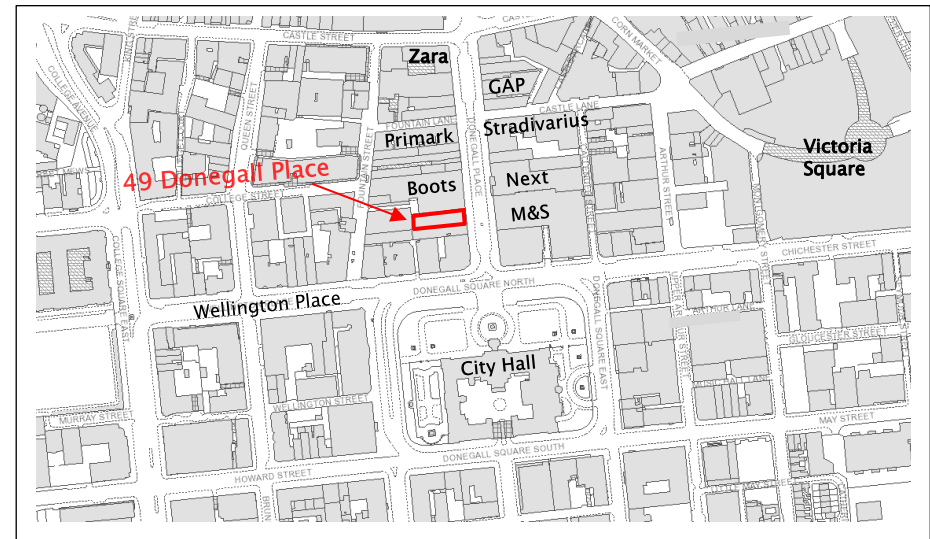
- The property occupies a prime location in the heart of Belfast's commercial retail centre.
- The premises is an imposing 5 storey retail building located on Donegall Place, adjacent to Boots and opposite Marks & Spencer and Next.
- Donegall Place is Belfast's traditional prime retail pitch anchored by Marks & Spencer, Boots, Zara, New Look, Primark, Next, River Island, Disney Store, JD Sports, Footlocker and Gap.



ACCOMMODATION

Ground Floor	c. 570.70 m ² (6,143 ft ²)
First Floor	c. 588.35 m ² (6,333 ft ²)
Total	c. 1,159.05 m² (12,476 ft²)

All dimensions are approximate.



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LEASE DETAILS

Term:
10 years.

Rent:
On application.

Rent Reviews:
Upwards only on fifth anniversary.

Repairs & Insurance:
Tenant responsible for internal repairs and reimbursement of a proportionate part of the buildings insurance premium. Estimated to be approximately £4,867 per annum, plus VAT.

Service Charge:
Levied to cover a fair proportion of the cost of external repairs, management fees and any other reasonable outgoings of the Landlord. Estimated to be approximately £4,900 per annum, plus VAT.

VAT

The premises are registered for Value Added Tax.

RATES INFORMATION

We are verbally advised by Land & Property Services at the Net Annual Value is as follows:-

NAV = £148,000
Rate in £ 2021/22 = 0.543147
Rates Payable 2021/22 = £80,386

Prospective tenants should make their own enquiries with Land & Property Services.



EPC

