

# TO LET

## 56 Donegall Place, Belfast



### Prime Shop Unit

#### Property Highlights

- Prime unit in Donegall Place
- C. 1,100 sq. ft.
- Nearby retailers include Next, Marks & Spencer, DW Sports, Boots, River Island and Foot Locker

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## Location

Belfast is the capital city and retail centre of Northern Ireland with a catchment population of approximately 1.4 million people within a 30 minute drive time. Is one of the top retail locations in the UK and Ireland.

This unit provides a rare opportunity to obtain representation in Belfast's prime pitch. The unit lies close to M&S, Boots, Eason, Next, River Island, DW Sports and Foot Locker.

The unit is arranged on ground floor only providing the following approximate dimensions and areas:

## Description

The unit is arranged on ground floor only providing the following approximate dimensions and areas:

Description	Areas
Frontage and internal width	19'8" approx.
Ground Floor area	1,097 sq. ft. approx.
Plus WC accommodation	

## Lease Details

By negotiation.

## Rates

NAV: £74,700

Rates Payable: £45,029 (for the year 2018/2019).

## Availability

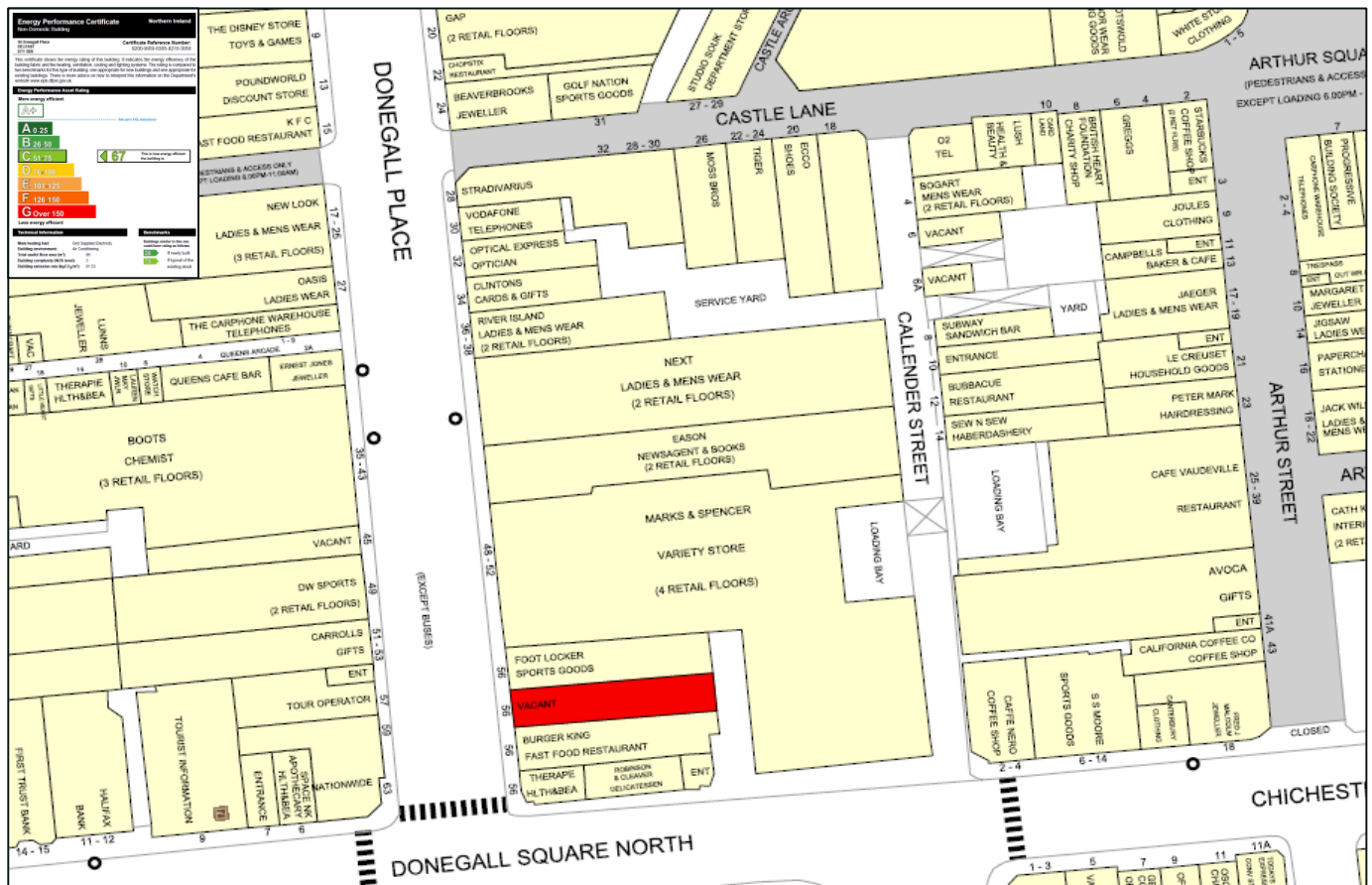
Immediate

## Rent

Offers in excess of £75,000 pax, subject to contract.

## VAT

Please note all prices, rentals and outgoings are quoted net of VAT which may be chargeable.



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