



## Property Highlights

- Fully fitted unit immediately available.
- 100% prime position in City Centre.
- Neighbouring retailers include River Island, GAP, Primark, Stradivarius, Optical Express, Next, M&S and Boots.
- Ground Floor extending to approx. 1,450 sqft.
- Rent: £110,000 per annum exclusive, subject to contract.

For more information, please contact:

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# TO LET – PRIME RETAIL UNIT

## 34 Donegall Place, Belfast, BT1 5BB

### Accommodation

The property provides the following approximate areas:

Description	Sq ft	Sq m
Ground Floor	1,450	134.71
1 <sup>st</sup> Floor Ancillary	1,059	98.38
2 <sup>nd</sup> & 3 <sup>rd</sup> Floor Ancillary	446	41.43
<b>Total</b>	<b>2,955</b>	<b>274.52</b>

### Lease Details

<b>Term</b>	By Negotiation.
<b>Rent</b>	£110,000 per annum exclusive, subject to contract.
<b>Repairs</b>	Full Repairing terms.
<b>Insurance</b>	Tenant to pay a fair proportion of the buildings insurance premium.

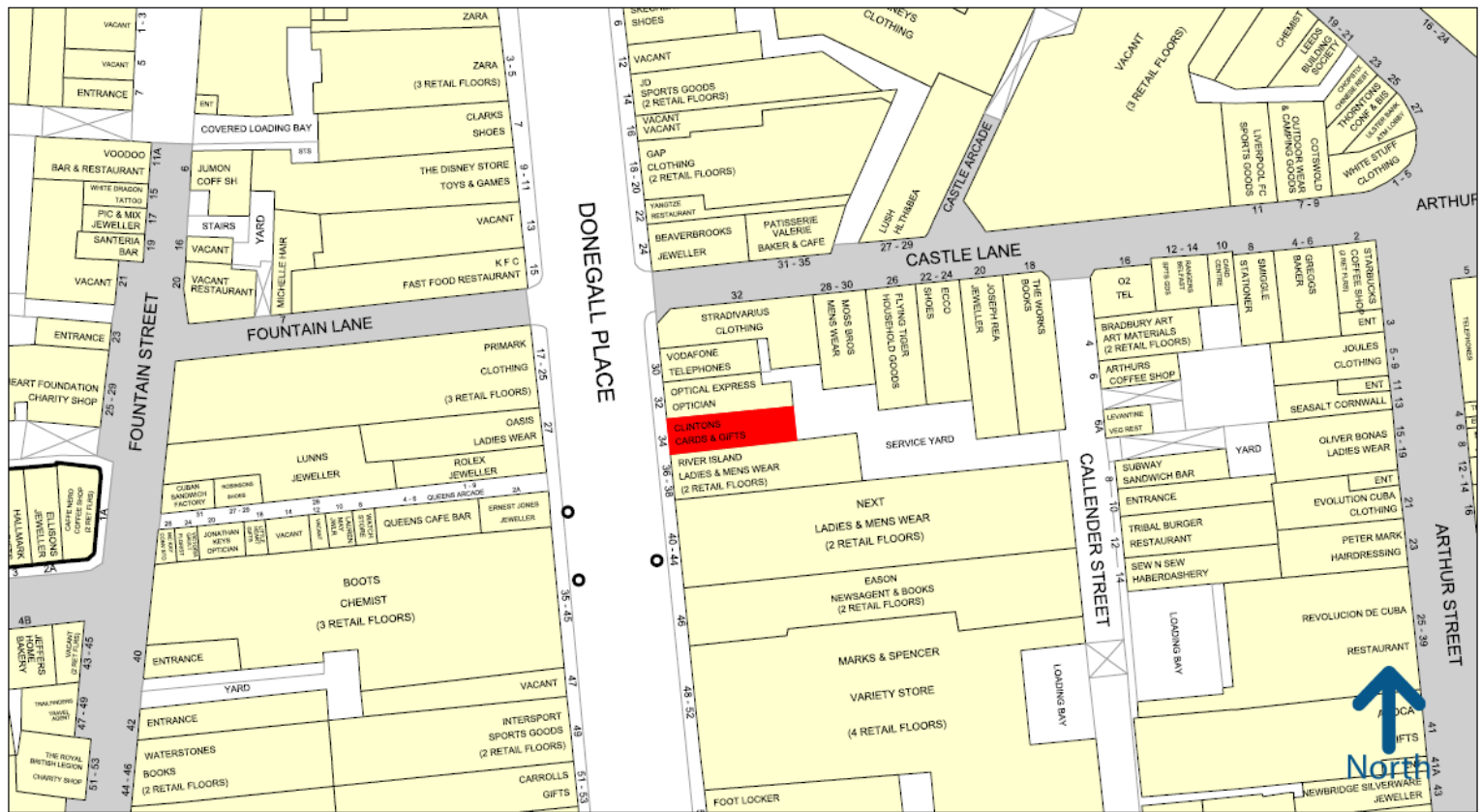
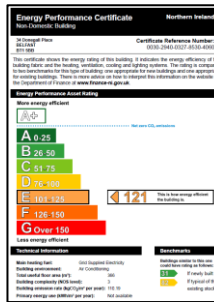
### Net Annual Value

We are advised by Land & Property Services that the NAV of the property is £83,100 resulting in rates payable for 2020/21 of approximately £44,722.

### VAT

All prices, rentals and outgoings are quoted exclusive of the VAT which may be chargeable at the prevailing rate.

### EPC



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