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Prominent Retail Unit
1,453 sq ft

5-6 Donegall Square North,
Belfast, BT1 5GB

TO LET

PROPERTY SUMMARY

- **Prominent City Centre location directly opposite Belfast City Hall.**
- **High volume of passing foot traffic.**
- **Nearby occupiers include Hotel Chocolat, The Ivy, Boots, Next and M&S.**

LOCATION

Belfast is the capital of Northern Ireland providing the principal shopping facilities for a catchment of over 1 million people.

The unit is in a prime location on Donegall Square North, only a two-minute walk from Victoria Square, Northern Irelands premier shopping centre.

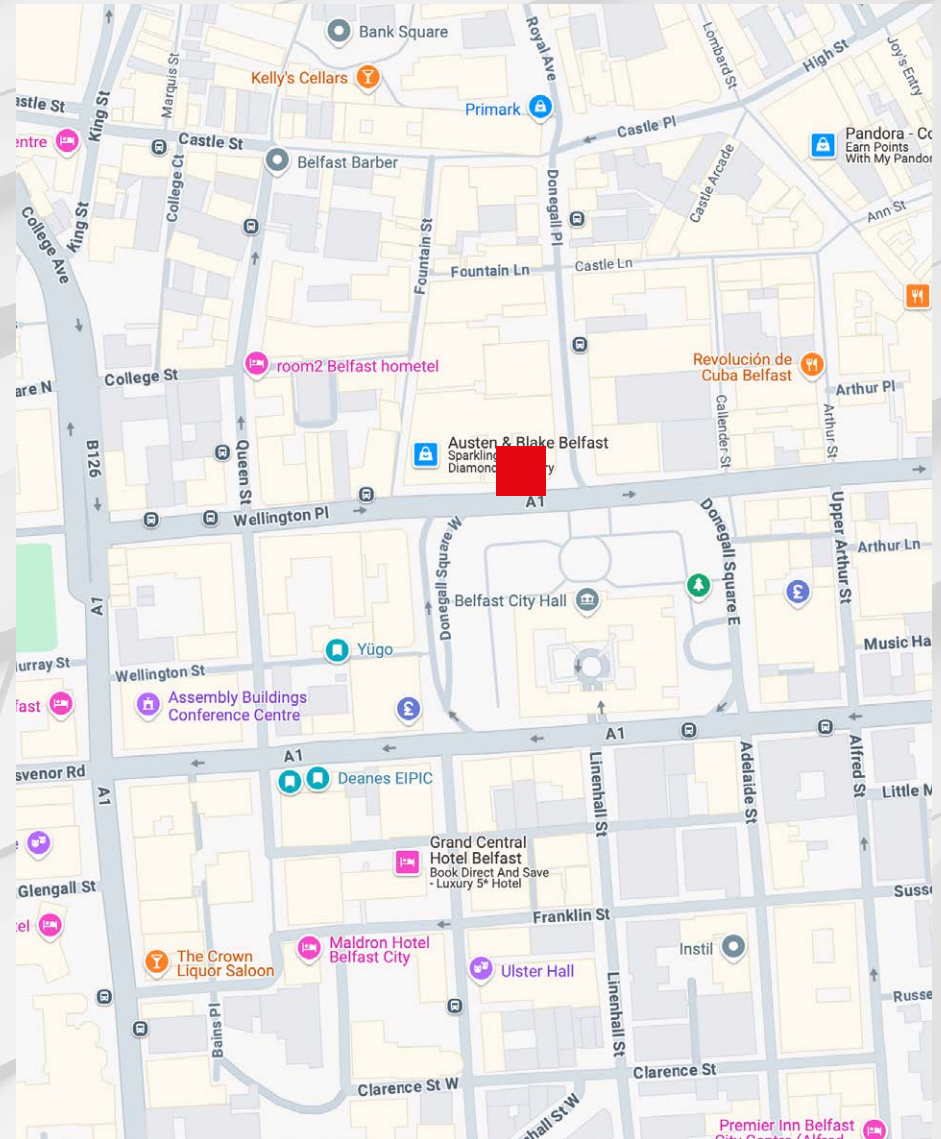
Nearby occupiers include Boots, M&S, The Ivy, DV8 and Queens Arcade with several new tenants having opened nearby Including H&M, Primark Home, Black Sheep Coffee, Holland & Barrett and Rolex.

The unit benefits from excellent public transport options.

DESCRIPTION

The subject unit is a self-contained high street unit, that provides a ground floor retail unit and a first floor storage area.

The subject unit benefits from a full height glazed shop front, air conditioning, hard wood floors and painted / plastered walls and ceilings.



ACCOMMODATION

| Description | Sq Ft | Sq M |
|--------------|-------|------|
| Ground Floor | 1,062 | |
| First Floor | 331 | |

LEASE DETAILS

Term: 10 years
Rent: £55,000 pax
Repairs: Effectively full repairing basis by way of a service charge
Service Charge: £700 pax

RATEABLE VALUE

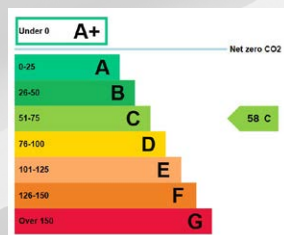
We are advised by Land & Property Services that the Nav is £40,300.00.
Rates payable for 2025/2026 of approximately £25,251.66.

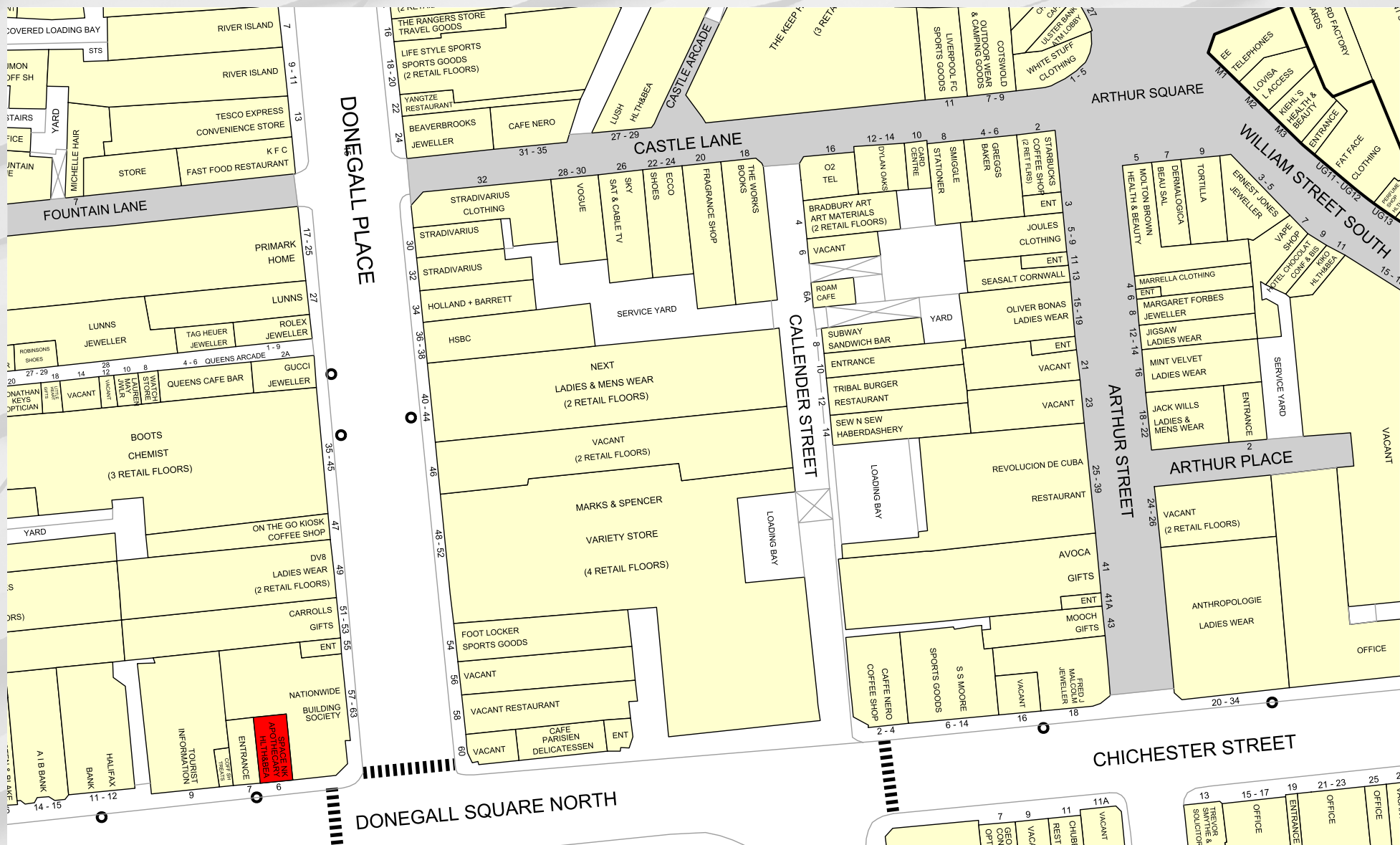
VAT

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

EPC

58 – C - A copy of the EPC Certificate can be made available upon request.





VIEWING AND FURTHER INFORMATION

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