



finchTM

To Let (Following Refurbishment)

Can be Subdivided

Space available from 2,500 - 53,000 Sq Ft (232 - 4,924 Sq M)

Ross's Court

**15-19 William Street South
Belfast, BT1 4AR**



Welcome to BT1

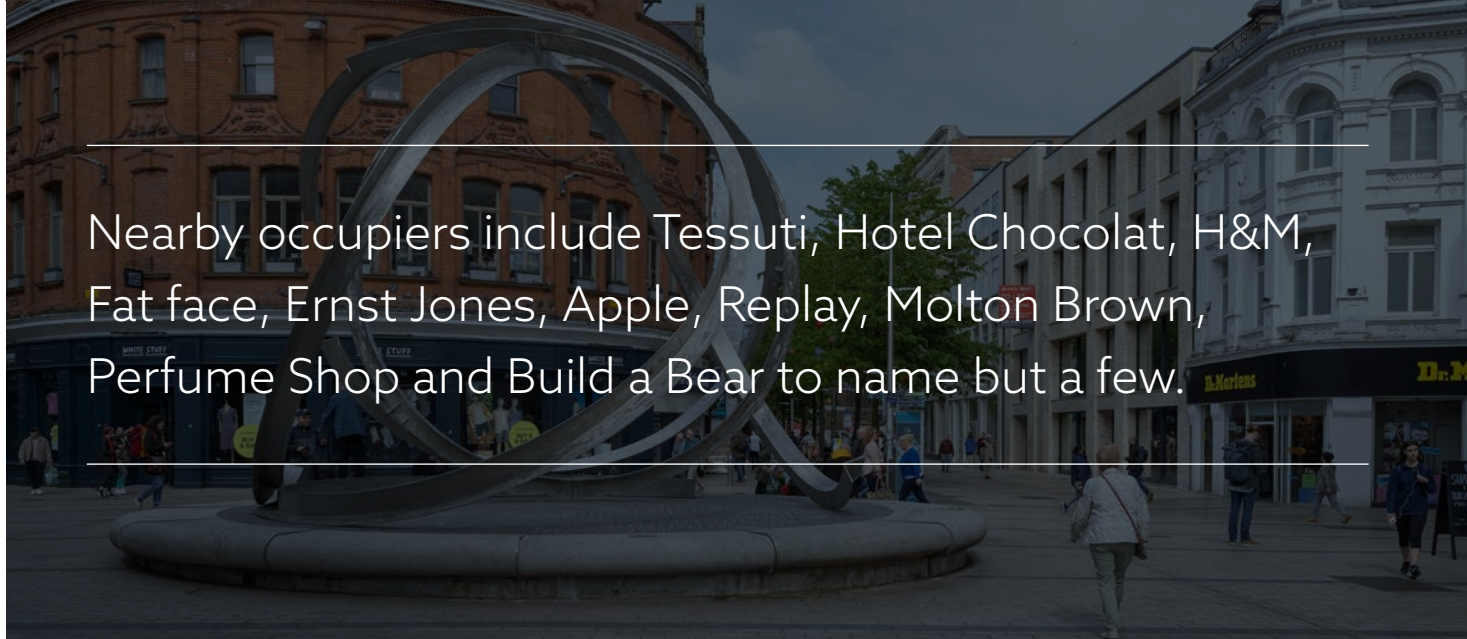
PRIME REAL ESTATE IN THE BEATING HEART OF BELFAST CITY

Ross's Court

Belfast is the capital city of Northern Ireland providing the principal shopping facilities for an immediate catchment population of approximately one million people within a 30 minute drive time.

Belfast is ranked 13th in the top 25 retail destinations in the UK (Retail Week: June '23). The city is one of the main retail centres in Ireland attracting shoppers from across the island with its offering of top brand names. Situated on one of Belfast's busiest shopping streets adjacent to Arthur Square, Arthur Street and Cornmarket, the subject property occupies a prominent location at the main entrance to Victoria Square which provides over 800,000 sq ft of retail and leisure space.

Ross's Court benefits from dual frontage onto William Street South and Arthur Lane, the listed property benefits from excellent prominence and significant volumes of passing footfall.



Nearby occupiers include Tessuti, Hotel Chocolat, H&M, Fat face, Ernst Jones, Apple, Replay, Molton Brown, Perfume Shop and Build a Bear to name but a few.

Why **Belfast**?

Belfast is fast becoming a global food, culture, arts and shopping destination within the safest region in the UK



**1.8 MILLION POPULATION
+ YOUNGEST IN EUROPE**



**69,000 FULL TIME
STUDENTS IN BELFAST**



**1.5 MILLION TOURISTS
PER ANNUM**



**ONE OF THE TOP 6 UK CITIES
FOR QUALITY OF LIFE**



**2.1 MILLION HOTEL ROOMS
SOLD IN 2022**



**2 WORLD CLASS
UNIVERSITIES**

KEY FACTS



**ONE OF EUROPE'S MOST
DIGITALLY CONNECTED CITIES**



**7 MILLION
PASSENGERS P.A.**



**5.3M OVERNIGHT
TRIPS**



**OVER 80 CULTURAL FESTIVALS
EVERY YEAR**



**170 CRUISE SHIPS
VISITING IN 2023**

Situation



Chichester Street

Arthur Lane

Arthur Street

Victoria Square



Spirit of Belfast

Castle Lane

Ann Street

Corn Market

Proposed Refurbishment



The Grade II listed building provides just over 53,000 sq ft of floor space over 3 floors and will be refurbished with a number of its original features restored to their former glory.

The property can be subdivided to meet individual occupier requirements with entrances available from William Street South, Arthur Lane and Montgomery Lane.

The property is suitable for retail, restaurant, leisure or other alternative uses. Hotel, leisure or office use will be considered on the upper floors subject to the relevant planning and building consents.

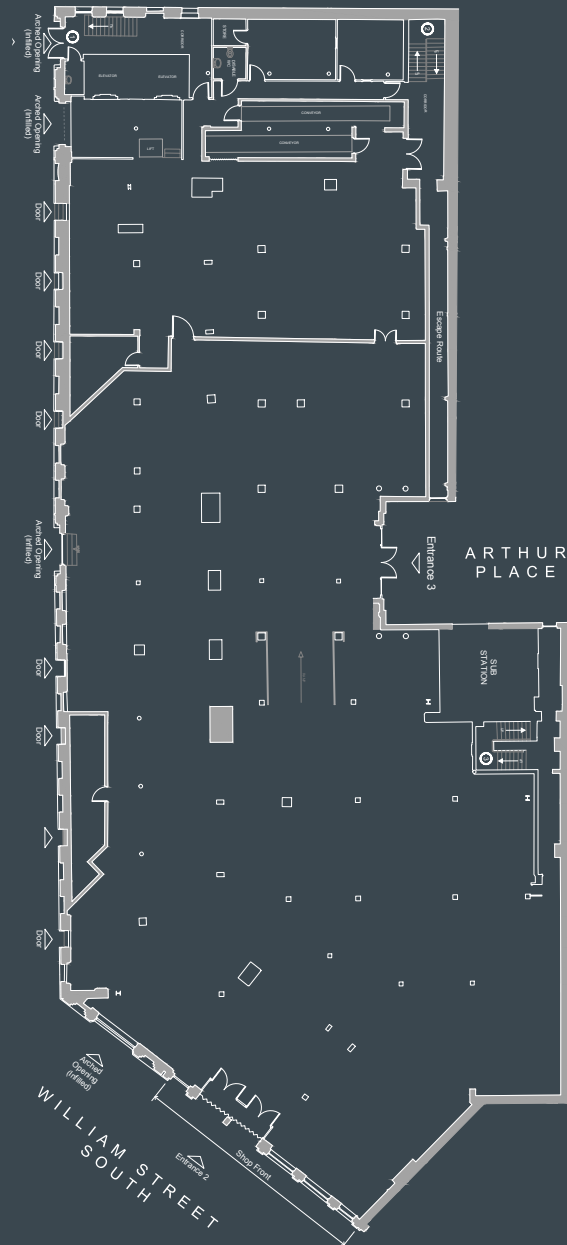
Accommodation

The property is currently arranged over 4 levels.

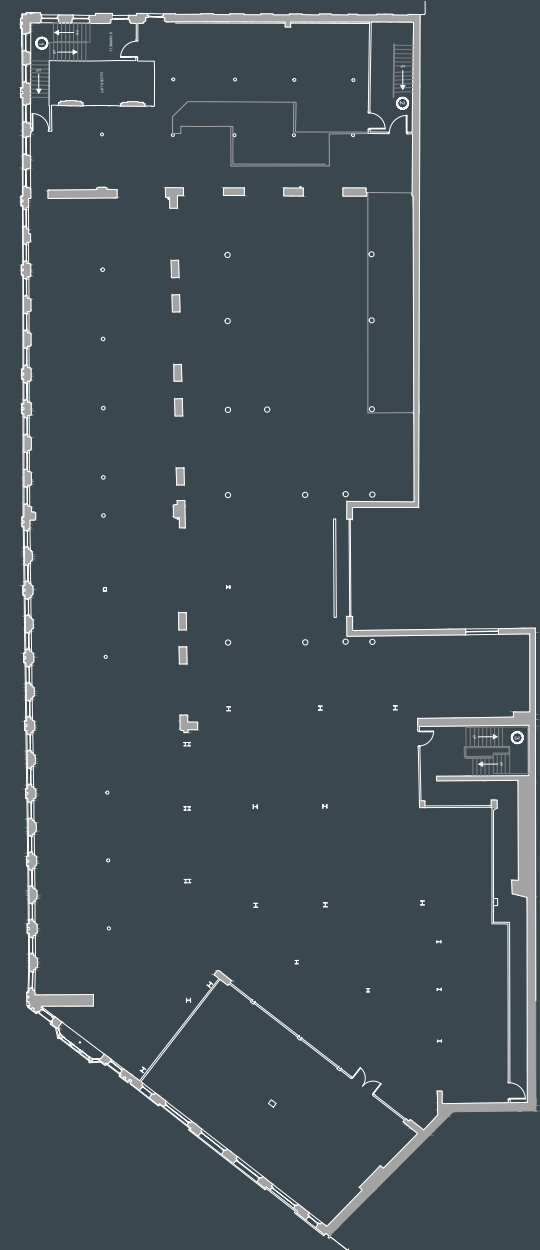
Consideration will be given to letting part only either by subdivision of the ground floor or on a floor by floor basis.

Floor	Sq M	Sq Ft
Ground	1,572	16,921
1st	1,646	17,717
2nd	1,409	15,166
3rd (Attic)	319	3,433
Total	4,946	53,237

Ground Floor



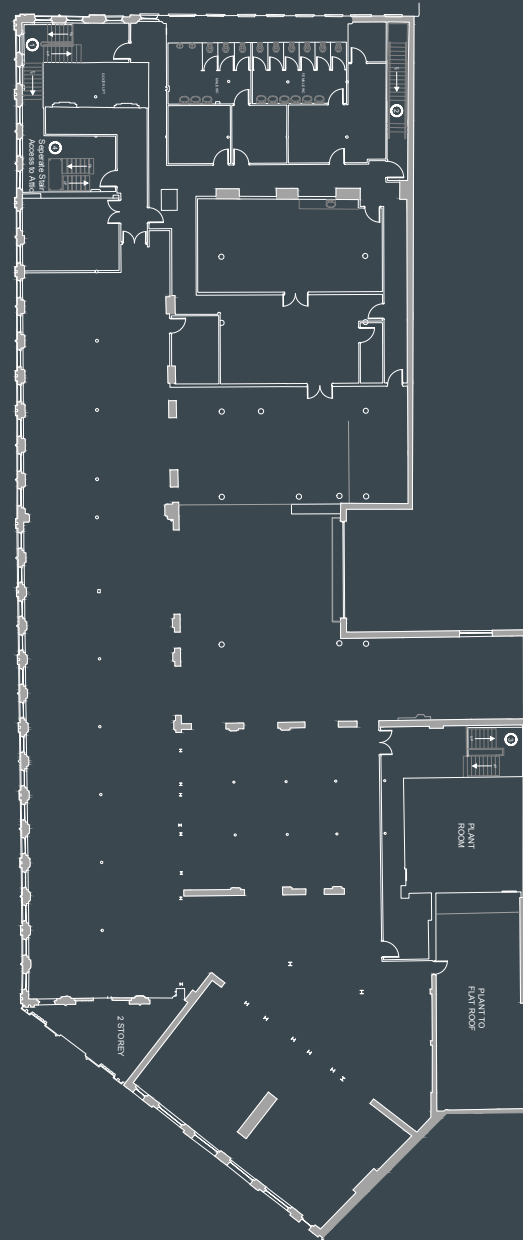
First Floor



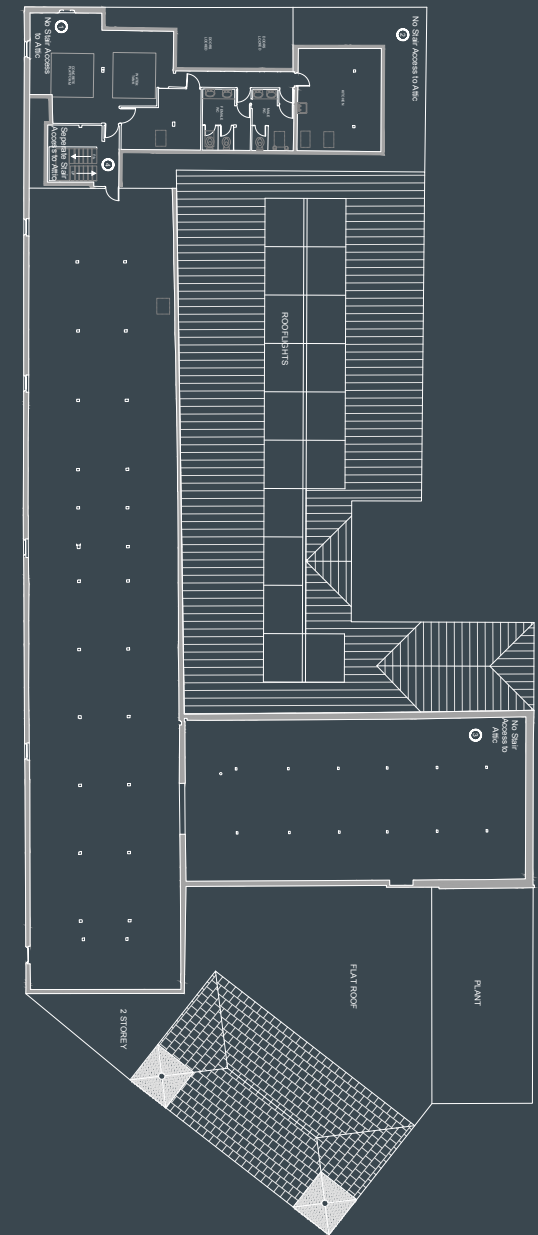
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Second Floor



Third Floor (Attic)



Location Plan



Lease Details

Lease details are available on application from the agent.

Further Information

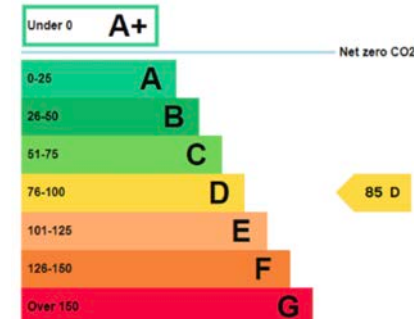
For further information or viewing please contact:

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EPC - 85 | D

The Building has a current EPC Rating of D85 – full copies can be made available on request.

This property's current energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

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