



## For Sale Prime City Centre Post Office

Ground Floor, Rose Building, 16 Howard Street, Belfast BT1 6PA



**McKIBBIN**  
COMMERCIAL

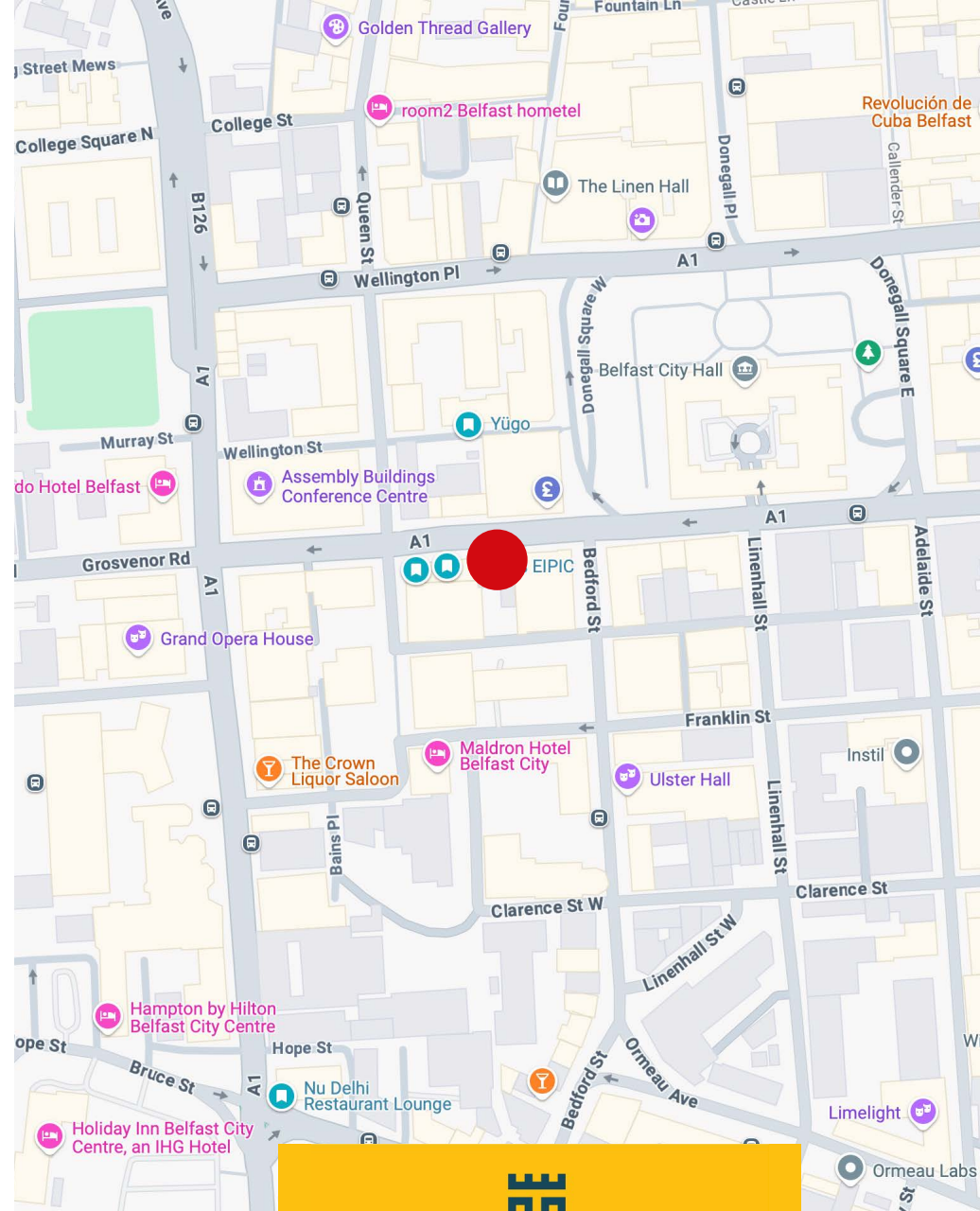
**028 90 500 100**

## SUMMARY

- Rare Opportunity to become a Post Office Franchisee
- Superb location in Belfast City Centre
- Operating since 2014

## LOCATION

- The subject property occupies a prime location on Howard Street, a main arterial route between Belfast City Hall and the new Grand Central Station within Belfast City Centre.
- Amply positioned just southwest of Donegall Square, making it a coveted address for tourists and business customers.
- The building is also conveniently located within walking distance of key public transport hubs, including Weavers Cross and Grand Central Station, and the Metro Bus Terminus at Donegall Square West, ensuring ease of access for customers.
- Belfast is Northern Ireland's capital city and the regions foremost shopping destination. The city has a resident population of approximately 425,000 and a catchment population of approximately 1,000,000 within a 20 minute drive. The city serves as a regional gateway with important links to other European cities and the largest hub of the transport system in Northern Ireland. The city benefits from excellent transportation networks with easy access to the M1 and M2 motorways. It is also served by two major airports, Belfast International Airport and George Best Belfast City Airport.
- Visitors to Belfast City increased by 40% in July 2024 compared to 2023 (133,490 visitors per day) \*Belfast City Council Figures.



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## DESCRIPTION

- Rare opportunity to purchase the only Post Office Franchise Licence held for Belfast City Centre (BT1/BT2)
- An existing, well established customer base in the heart of the central business district
- Opportunity to extend opening hours (currently open Monday - Friday) to capitalise on the broad customer base
- Commercial relationship with local bus tour company with potential to expand in this area.
- Excellent retail unit currently held under lease to include a sales area, post office counter, office, kitchen and WC.
- Fitout includes tiled flooring, plastered and painted walls, suspended ceilings with LED lighting and Air Conditioning Heating / Cooling.
- Solid revenue stream, low marketing costs and established brand with opportunity to make changes
- Transition period with highly experienced current sub-postmaster if required.

## ACCOMMODATION

Description	Sq M	Sq Ft
Sales Area	99.58	1,072
Post Office Counter	44.96	484
Office	7.89	85
Staff Area / Kitchen	12.69	137
WC		
<b>Total</b>	<b>165.12</b>	<b>1,778</b>



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## ACCOUNTS

The trading accounts of the business will be provided to genuinely interested parties only, on the signing of a non-disclosure agreement.

## LEASE DETAILS

Term: New 5 year Lease  
Rent: £27,000 per annum + VAT  
Repairs & Insurance: Tenant responsible for internal repairs and reimbursement of a fair proportion of the building insurance premium to the Landlord.  
Service Charge: Levied to cover a fair proportion of the cost of external repairs and any other reasonable outgoings of the Landlord.

## SALES DETAILS

Price: Price on application.

The sale includes the trading name, goodwill, fixtures and fittings.

\*Stock can be discussed

## RATES

We understand that the property has been assessed for rating purposes, as follows:

NAV: £16,700

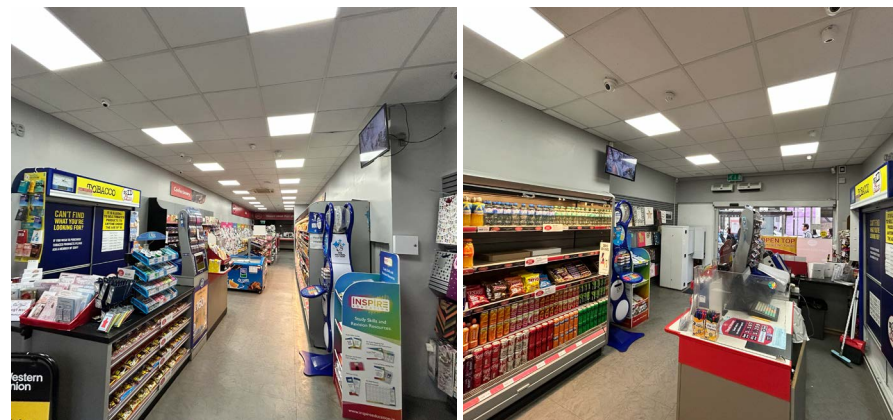
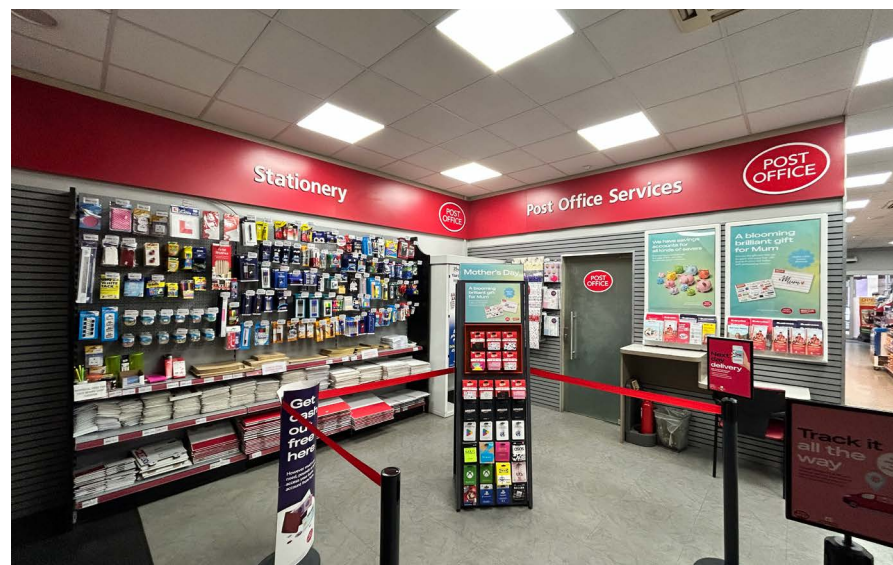
Rate in £ 2024/25 = 0.599362

Therefore Rates Payable 2024/45= £10,009.35

Note: Interested parties should check their individual rates liability directly with Land & Property Services.

## VAT

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax.

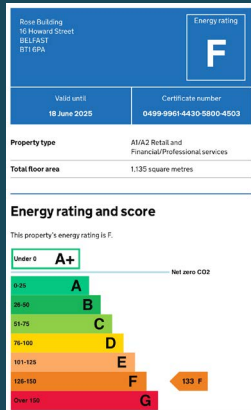


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## EPC



## CONTACT

For further information or to arrange a viewing contact:

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