



For Sale Prime Shopping Centre Post Office
Kennedy Centre, 564-568 Falls Road, Belfast BT11 9AE

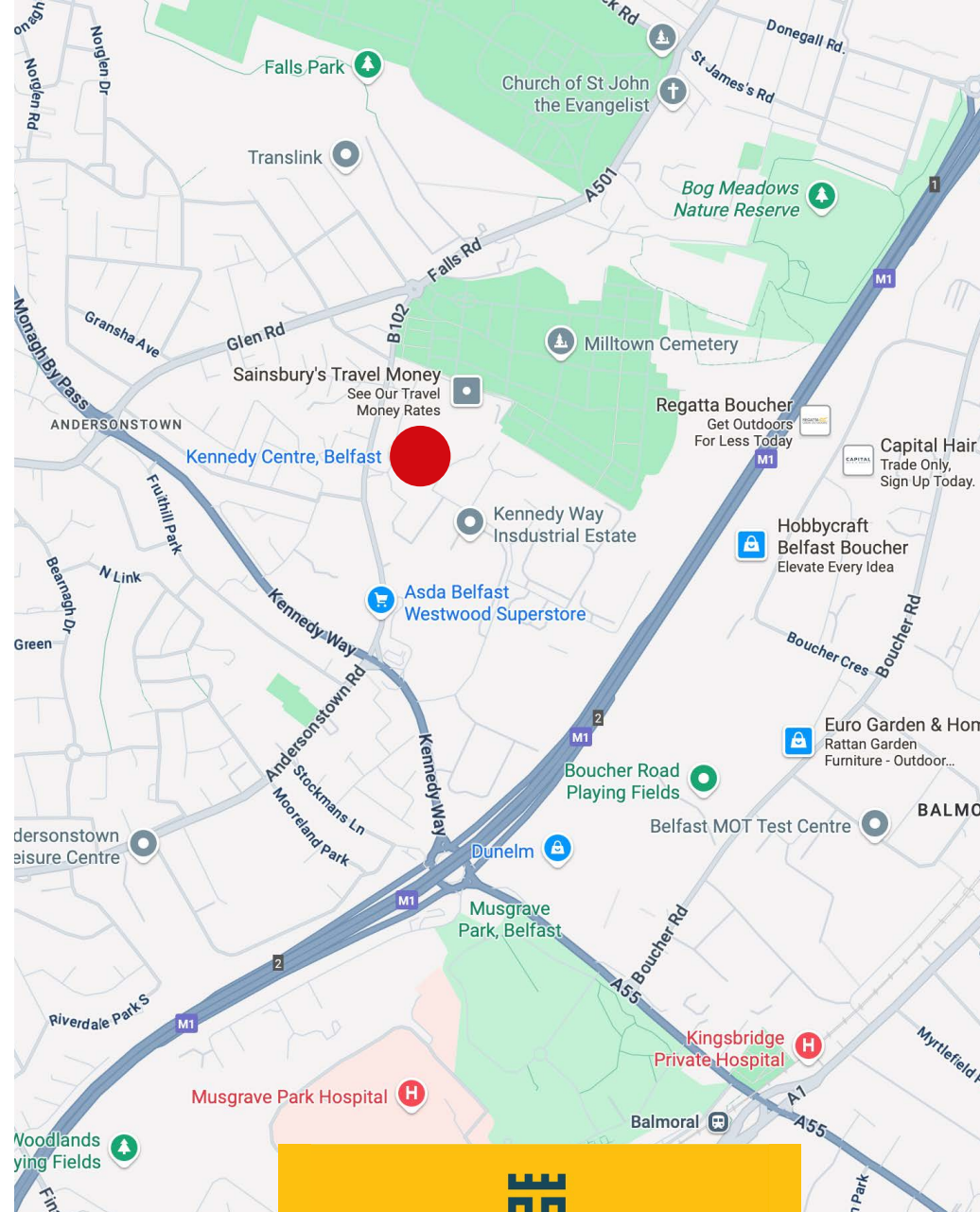

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SUMMARY

- Rare Opportunity to become a Post office Franchisee
- Superb location in Kennedy Centre, Belfast
- The Kennedy Centre PO has been operating from the Kennedy Centre since Sept. 1994 and attracts 3000-3500 customers pw.

LOCATION

- Situated on the bustling Falls Road, the Kennedy Centre lies in the heart of West Belfast — a key arterial route with high footfall and excellent visibility.
- Centrally positioned within one of Belfast's most densely populated areas, offering direct access to a local catchment of over 487,000 people.
- Well-connected by public transport, with multiple Metro and Glider bus routes stopping directly outside the centre.
- Convenient access via the M1 motorway and Westlink, just minutes away, ensuring ease of travel from across Greater Belfast.
- Close proximity to major local landmarks, including Royal Victoria Hospital, Falls Park, and several schools and community hubs.
- Strategically placed within a thriving residential and commercial area, drawing consistent weekly footfall of 70,000–80,000 shoppers.
- The anchor tenant is Sainsbury's with 45+ other successful retail stores.



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DESCRIPTION

- Rare opportunity to purchase the Post Office Franchise Licence held for the Kennedy Centre Belfast.
- An existing, well established customer base in the heart of the central business district.
- Excellent retail unit currently held under lease to include a sales area, post office counter, office, kitchen and WC.
- Solid revenue stream, low marketing costs and established brand with opportunity to make changes .
- Transition period with highly experienced current sub-postmaster if required.
- This is already a thriving PO/Retail business which is set for further growth as it is open to enhancing existing retail along with a projected, significant increase of P.O. remuneration.

ACCOMMODATION

Description	Sq M	Sq Ft
Sales Area	59.15	636.68
Post Office Counter	12.48	134.3
Office	7	75.34
Staff Area / Kitchen	16.05	172.76
WC		
Total	94.68	1,019.12

ACCOUNTS

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



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LEASE DETAILS

Term:	5 Years
Rent:	Year 1 : £5,000
	Year 2 : £7,500
	Year 3 : £10,000
	Year 4 : £12,500
	Year 5 : £15,000

Current concessionary lease is fully transferrable. Lease terms and tenure may be extended with landlords' permission.

Repairs and insurance: Internal repairing plus payment of service charge and insurance

Service Charge: The tenant is liable to pay a fair proportion of the service charge premium which is currently estimated to be £15,761 per annum exclusive

SALES DETAILS

Price: Price on application

The Sale price includes the Trading name, Goodwill, Fixtures & Fittings to include 3 x Grade 5 safes, transfer of ATM Licence, transfer of National Lottery licence, Commercial Coffee machine, 2 large Media screens, EPOS Till, 4 x fully serviced Air Con units, Photographic Services (Cameras/Tablet and Printers) and more.

*Stock can be discussed

RATES

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

NAV: £31,300

Rate in £ 2025/2026 = 0.626592013

Therefore Rates Payable 2025/26= £19,612.33

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

Awaiting EPC

CONTACT

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Customer Due Diligence - As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/ukxi/2017/692/> made Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with McKIBBIN COMMERCIAL PROPERTY CONSULTANTS. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.



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