



FOR SALE

Long Established Sandwich Deli
Prominent Belfast City Centre Location



Exciting business opportunity due to owner's retirement.

Profitable Sandwich Deli.

Prominent and convenient trading position within Belfast city centre.

Lease, fixtures & fittings and goodwill for sale.

Potential for business expansion through expanding opening hours.

LOCATION

Belfast is the capital of Northern Ireland providing the principal shopping facilities for a catchment population of approximately 1 million people. The city is one of the main retail centres in the UK and Ireland.

The subject business is situated in a prominent location on the periphery of the Central Business District, benefiting from consistently high levels of passing footfall throughout the day.

DESCRIPTION

The subject unit is located on a prominent street within the city centre, with good street frontage.

Internally, it comprises a ground floor with deli area, kitchen, store and WC.

The premises have been fitted out to a good standard, with the kitchen area including modern fixtures and fittings.

BUSINESS DETAILS

The business is long established, with the current owners seeking to retire after 24 years of successful ownership.

Under their ownership, they have developed a well-established and profitable deli operation, benefiting from a loyal customer base, strong recurring revenue, and clear growth potential.

The core trade is driven by morning and lunchtime customers, complemented by a well-developed external catering offering to nearby businesses.

The business has traded profitably for a number of years, with increasing profit levels recorded over the last four years. Detailed financial accounts will be made available to interested parties subject to the signing of a Non-Disclosure Agreement.

ACCOMMODATION

Ground Floor Retail – c.311 sq. ft

LEASE DETAILS

The existing lease will be assigned to the incoming purchaser. A copy of the lease can be provided upon application.

RATEABLE VALUE

We are advised by Land & Property Services that the unit has a NAV of £9,650 with rates payable of £5,022 in 2025/26 with the benefit of the Small Business Rates Relief (SBRR) scheme.

Any interested party should confirm the premises will continue to benefit from the SBRR scheme directly with Land & Property Services.

EPC

A copy of the EPC Certificate can be made available upon request.

VAT

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

VIEWING AND FURTHER INFORMATION

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