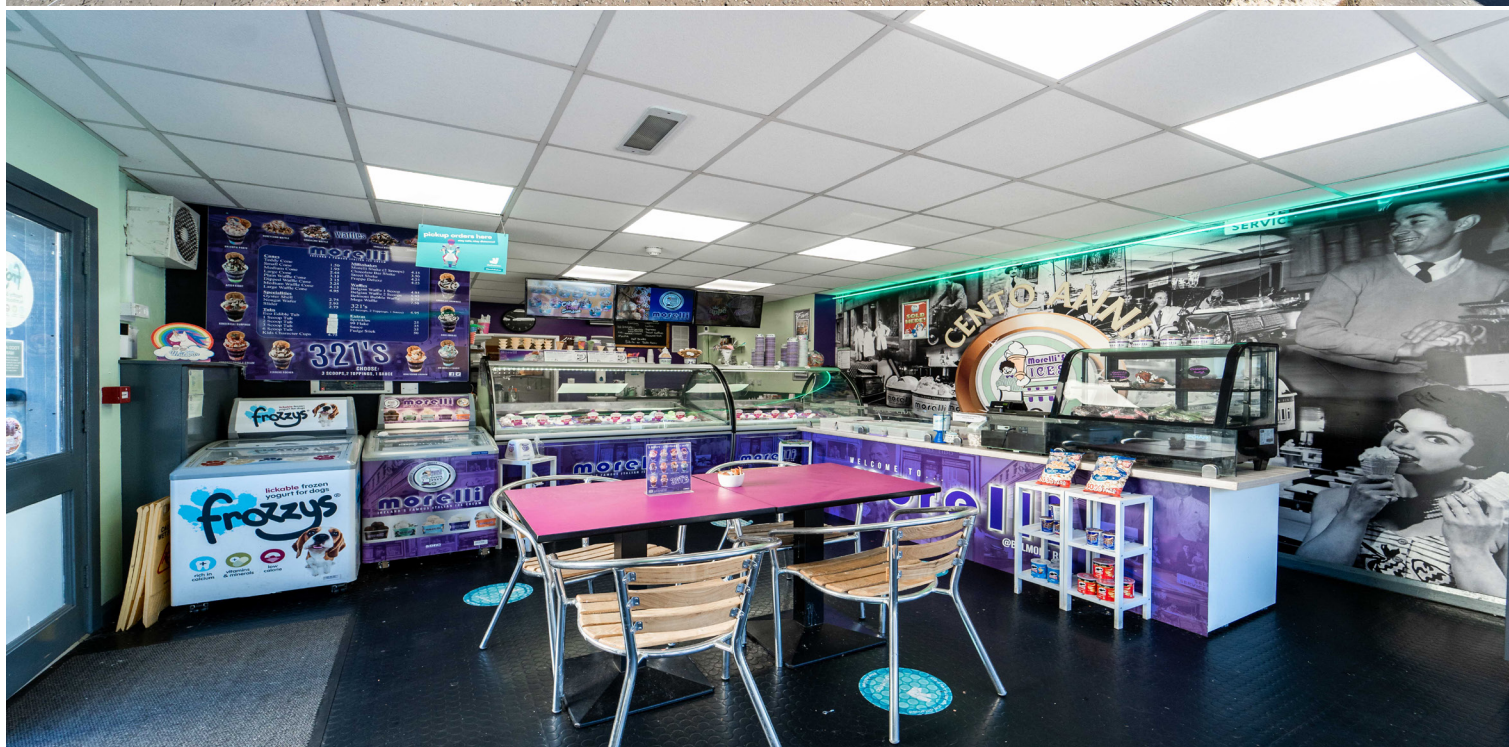


Independent

PROPERTY ESTATES



These particulars are given on the understanding that they will not be construed as part of a contract or lease. Whilst every care is taken in compiling the information, we give no guarantee as to the accuracy thereof and prospective purchasers are recommended to satisfy themselves regarding the particulars. We have not tested any heating or electrical systems

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PROPERTY ESTATES



FOR
SALE

Morelli's, 44 Belmont Road, Belfast

Offers Over - £35,000

- Business For Sale as Going Concern
- Morelli's Branded Ice Cream Parlour
- Flexible Lease Terms Available
- To Include Good Will, Fixtures & Fittings
- Ground Floor Commercial Premises
- Main Shop Floor with High Visibility Frontage, Ice Cream / Serving Area
- Large Kitchen / Prep Area
- Utility Area, Store Room, W.C.
- Gas Fired Central Heating

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Independent Commercial are pleased to offer Morelli's Ice Cream Parlour, 44 Belmont Road, Belfast for Sale as a Going Concern to include Good Will, Fixtures and Fittings.

Rarely does the opportunity present itself to acquire a thriving Business located in the hub of the Belmont Road in East Belfast.

This established Business will provide the new Buyers an ideal opportunity to acquire and develop what has become as recognised as one of the leading and award-winning boutique style Ice Cream Parlours in East Belfast.

This Ground Floor Commercial Premises is located on the Belmont Road, – one of East Belfast's most highly regarded addresses, with a high visibility frontage onto the Belmont Road making the most of this advantageous and sought-after site.

Internally, there is a spacious and open Shop Floor and Dining Area to the front, to the rear there is an Ice Cream Bar / Serving Area leading to the Kitchen, Prep Area, W.C., and Storage Areas.

Morelli's has been finished to a modern standard and could easily be altered to suit a variety of uses, none more so than the current offering of which includes the purchase of the Business, Good Will, Fixtures and Fittings.

Comprises

Main Shop Floor / Seating Area (27' 08" x 15' 07")

Access via a Wood and Glazed Door. This Front aspect Dining / Seating Area looks over the Belmont Road. Finished off to an exacting standard with an Ice Cream Bar / Serving Area with low level Fridges and a 2 x Sinks / Prep Area. Access to:

Kitchen / Prep Area (6' 07" x 5' 07")

Fitted with a range of low-level Units, complete with a Stainless-Steel Sink and Drainer Unit.

Storeroom 1 (21' 02" x 6' 01")

Ideal for overflow and extra storage.

Storeroom 2 (13' 03" x 8' 08")

Ideal for overflow and extra storage for cleaning equipment etc.

W.C. (6' 10" x 3' 04")

Two-piece Bathroom Suite with W.C. and Wash Hand Basin. Complete with part Tiled Walls.

