

**OK  
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**THE BURGER DOCK**

**CAUSEWAY  
EATS**  
THE LOCAL APP FOR ALL YOUR TAKEAWAY NEEDS  
DOWNLOAD THE APP  
Available on the App Store and Google Play

SIMPLY GREAT BURGERS  
**THE BURGER DOCK**  
BREAKFAST LUNCH DINNER

**TO LET**

(By Assignment) with sale of business inventory

**3 Circular Road, Coleraine, BT52 1PS**

Fully fitted, long established hot food takeaway unit



# LOCATION

The subject benefits from highly visible frontage onto Circular Road and enjoys traffic from Bann Bridge within the town centre.

Circular Road is part of the busy one way system within Coleraine and a popular through route to Portstewart as part of the A2 Causeway Coast drive.

# DESCRIPTION

There is a rich and well established trade from this location and the business is now being offered for purchase on a fully equipped basis with the modern and fully functional inventory in place. The main retail area features a built in Stainless Steel Hewigo 3 Pan Range as the main counter feature with accessories including a full range of hot plates, microwaves, fridges and freezers etc with the option to continue the Causeway Eats connection and till system currently taken on a rental maintenance deal.

Surrounding occupiers include Ink Unleashed, Custom House Infuse Tea, Rocca Coffee Shop, Dunnes Stores and the Sports Direct within The Diamond Centre which also is home to TK Maxx, Sports Direct and others.

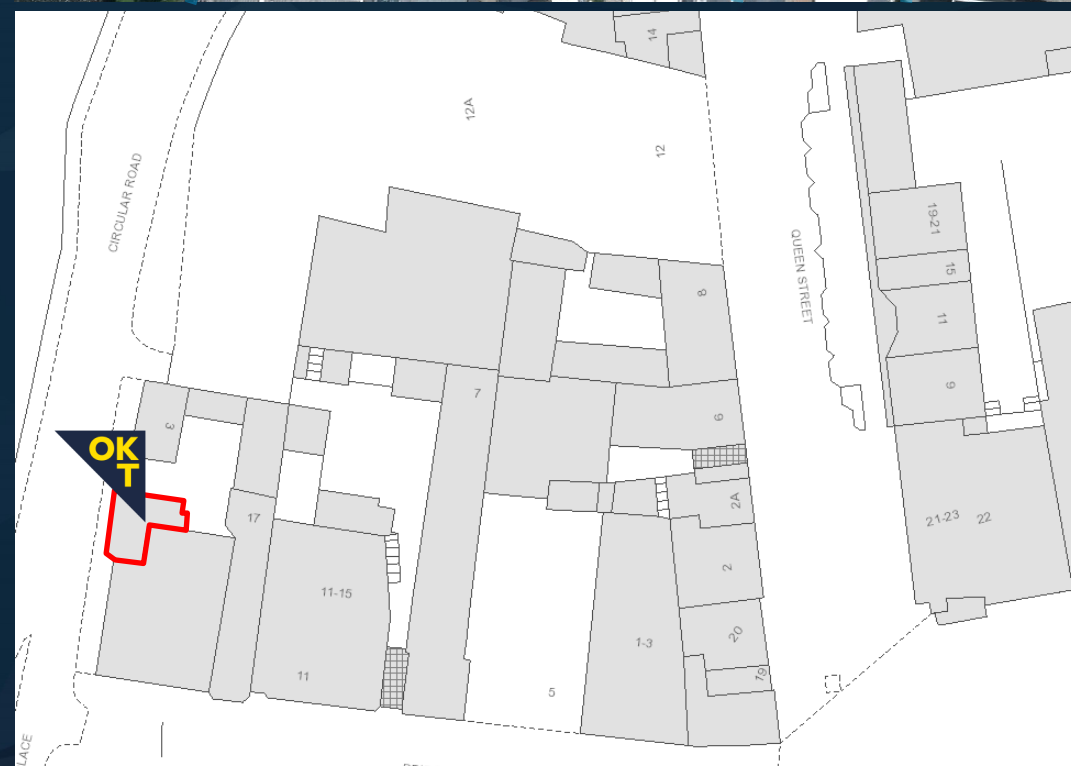
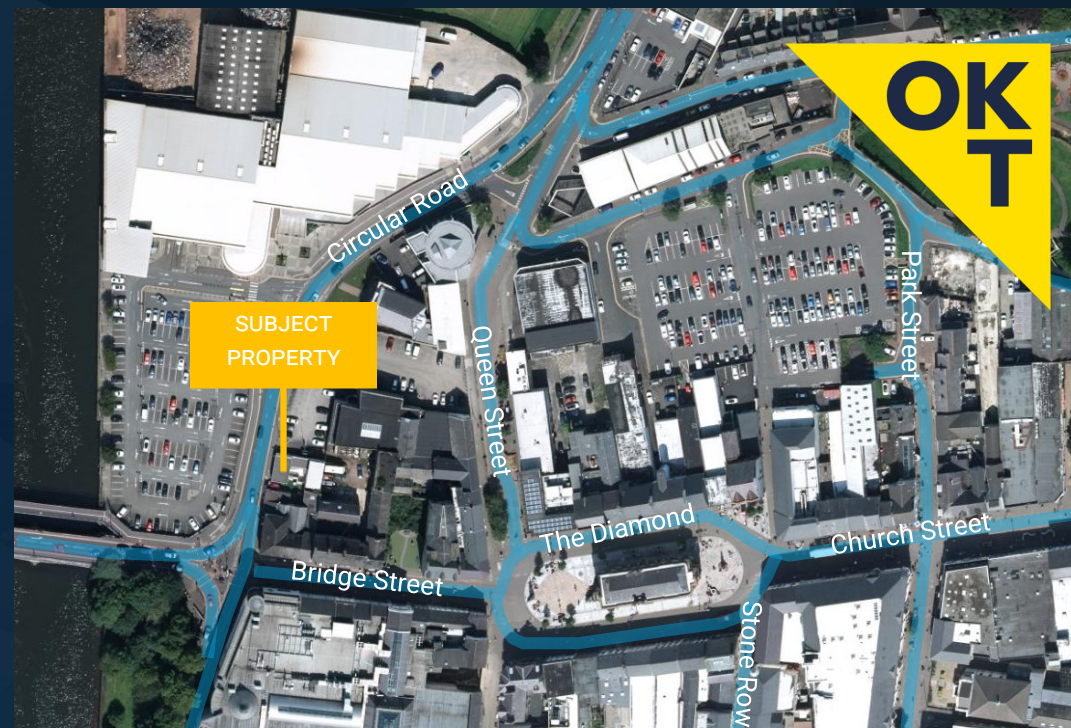
# ACCOMMODATION

DESCRIPTION	AREA (M <sup>2</sup> )	AREA (SQ FT)
Cooking / Servery Area	42.0	450
Prep Area	3.0	31
Utility Room	3.0	33
Store	4.0	47
Store	8.0	82
WC facilities		
<b>TOTAL ACCOMMODATION</b>	<b>60.0 m<sup>2</sup></b>	<b>643 sq ft</b>

## 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/uksi/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. 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.

REF: C4117







3 Circular Road, Coleraine, BT52 1PS





# PASSING LEASE / BUSINESS SALE

RENT: £10,000 per annum plus VAT  
TERM: 3 years from 12th February 2024  
GENERAL: Tenant to reimburse the landlord for the cost of annual building insurance and will be responsible for all repairs and maintenance  
EQUIPMENT: Guide price on application  
VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

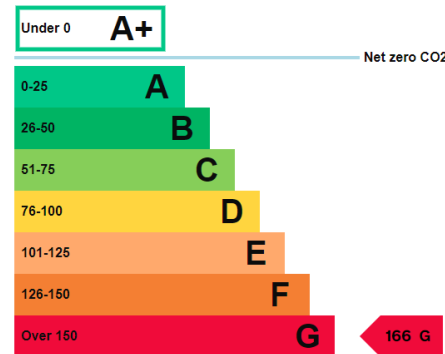
## NAV (RATES PAYABLE)

NAV: £3,250

Estimated rates payable in accordance with LPS Website: £1,902.82

All perspective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.

This property's current energy rating is G.



## FURTHER INFORMATION

For further information / viewing arrangements please contact:

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OKT for themselves and for the Vendors or Lessors of this property whose agents they give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.