



54 New Row, Coleraine, County Londonderry, BT52 1AF



- Very popular Café business for sale with an established clientele
- Fully equipped
- Seating for approx. 46 customers inside
- Possible additional seating for approx. 20 customers outside
- Awning covering shop front
- Current rent £750 per month
- Convenient to Town Centre and both Abbey St & Long Commons Car Parks
- Financial information available from selling agent

BUSINESS OPPORTUNITY - New Society Café

A fantastic opportunity to run your own Café/coffee shop located in the Town Centre of Coleraine.

This long established café is an ideal business opportunity for anyone thinking of starting their own business or expanding an existing business portfolio.

The café is in good condition and fully equipped with everything you would need to start up.

ACCOMMODATION COMPRISING

Ground floor - 600 sq ft approx

Seating for approx. 30 customers
Food prep and service area
Customer WC
Access to rear yard

First floor - 550 sq ft approx

Seating for approx. 16 customers
Store
Office
Staff WC

Exterior

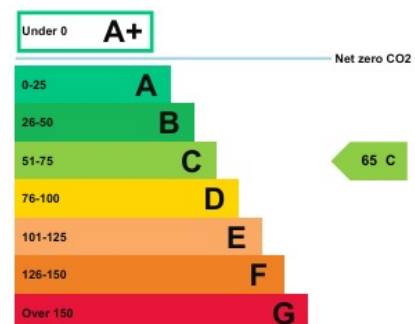
Small yard to rear

Additional information

NAV £8,950
Rates approx. £5,240 per annum
Current rent £750 per month
EPC 65C
Financial information available through selling agent

VIEWING STRICTLY BY APPOINTMENT ONLY

Agent: Bensons
9 Dunmore Street, Coleraine
Tel. 028 703043677/21133
www.bensonsni.com



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