

For Sale

McNulty's, 84 Main Street, Limavady

nre
northern real estate
we value property

Summary

- Well Established & Award Winning Traditional Fish and Chip Shop Take-Away Business Opportunity.
- For Sale as a going concern, to include the property, goodwill and fixtures & fittings.
- The property is well located within the town, situated opposite Tesco, with excellent passing trade.
- Net Internal Area c. 2,352 sq ft (c. 218.59 sq m).
- The premises is finished to a high standard and includes all catering equipment.
- The business has been long established since c.1950's and has won the coveted McKenna's Guide Best in Ireland on numerous occasions.
- The opportunity also exists to expand the business further with the outside seating space 'The Secret Garden' for either more formal or informal function space / street food dining or day time coffee trade catering as well for the pet owners and fitness focused customers. An Ice cream bar has also been added to the existing business.

Hot Food Opportunity to include building

Asking Price: £450,000



Accommodation

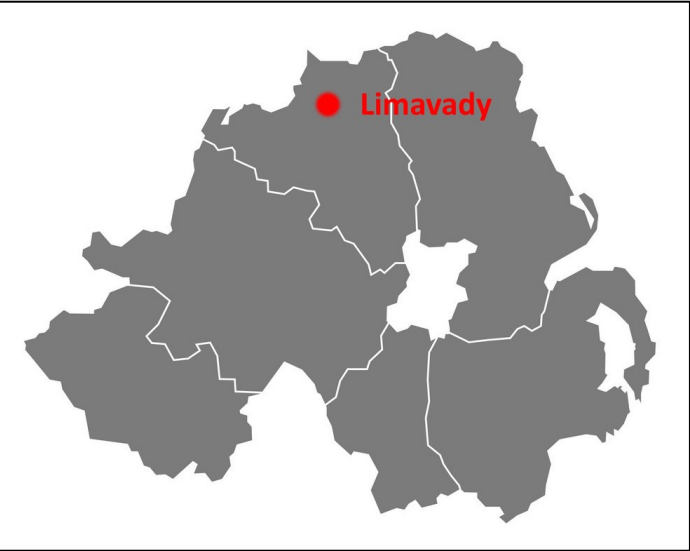
Net Internal Area

Net Internal Area:
c. 2,352 sq ft (c.218.59 sq m)

Ground Floor:
c. 1,592 sq ft (c.147.93 sq m)

First Floor:
c. 761 sq ft (c.70.66 sq m)

Location Map



ALL MAPS ARE FOR IDENTIFICATION PURPOSES ONLY



Sales Details

Price:
£POA

VAT:
All outgoing and rentals are quoted exclusive of but may be liable to VAT

Tenure:
Assumed to be freehold

Inventory List & Accounts :
A full inventory list and accounts are available on request to bona fide parties.

Non-Domestic rate in the £
0.582140

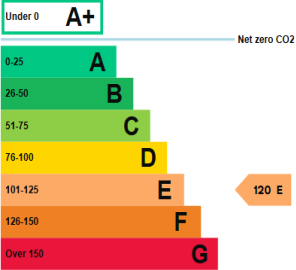
NAV:
£8,000

Viewing:
Strictly by appointment through agent

EPC:

Energy rating and score

This property's energy rating is E.



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1. The particulars are prepared for the guidance only for prospective purchaser. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
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5. Any areas, measurements or distances referred to herein are approximate only.
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