



For Sale Established Business

116 Andersonstown Road, Belfast BT11 9BX



McKIBBIN
COMMERCIAL

028 90 500 100

SUMMARY

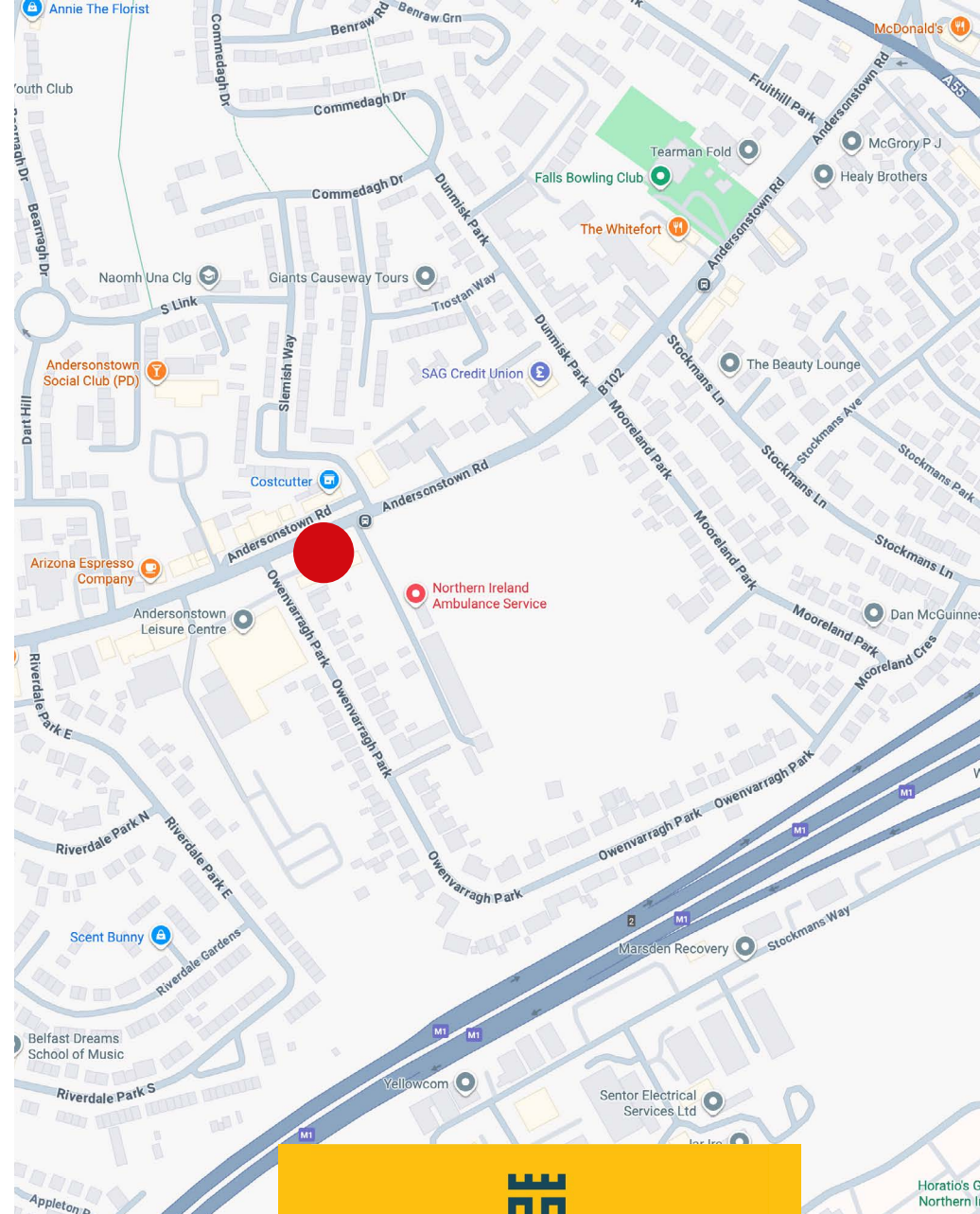
- Long established family business
- Operating on the Andersonstown road for 30 years
- Fully fitted and ready to go

LOCATION

- The subject property is located at 116 Andersonstown Road, a prominent arterial route in West Belfast linking the city centre with the outer suburbs.
- The property benefits from a highly accessible location approximately 3 miles from Belfast City Centre, with excellent public transport connections and on-street parking available nearby.
- The surrounding area is a well-established commercial location with a mix of retail, office, and service uses.
- Nearby occupiers include Boots, Wineflair, Spar, Centra, Peacocks, and a range of local cafés, hair salons, and professional service providers, contributing to strong footfall throughout the day.

DESCRIPTION

- The subject is a fantastically fitted café benefiting from strong footfall and trade.
- The frontage is finished to include a glass entrance. Internally the unit has a mixture of wooden and tiled flooring, painted & plastered walls, LED spot lighting
- The unit is split to include a seating area, counter space, kitchen, store and WC.
- The unit is fully furnished with an extensive range of equipment making this a fantastic opportunity to take over a well established business.
- Well known for its famous ice cream in a great trading location, Fuscus has been a mainstay of the Andersonstown Road for 30 years!



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SALES DETAILS

Price: On Application
The sale is for the goodwill, fixtures and fittings. A transition period will also be provided by the current owner.

ACCOMMODATION

Description	Sq M	Sq Ft
Sales Area	27.93	300.63
Back Store	29.23	314.63
Cold Room		10x4
WC		
Total	57.67	620

LEASE DETAILS

A new Lease will be proposed by the landlord, details of this can be provided upon request.

Repairs & Insurance: Tenant responsible for internal repairs and reimbursement of the Building Insurance premium to the Landlord.

Service Charge: Levied to cover a fair proportion of the cost of external repairs, building insurance premium and other reasonable outgoings of the Landlord.

RATES

We understand that the property has been assessed for rating purposes, as follows:-

NAV = £6,550

Rate in £ 2025/2026 = 0.626592

Rates payable 25/26 = £4,104

Note: Interested parties should check their individual rates liability directly with Land & Property Services.

VAT

All prices, outgoings and rentals are exclusive of, but may be liable to value added tax.



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EPC

Awaiting EPC

CONTACT

For further information or to arrange a viewing contact:

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