

For Sale

Herrons, 63 Main Street, Ballymoney

nre
northern real estate
we value property

Summary

- Well Established Hot Food Take-Away Business Opportunity.
- For Sale as a going concern, to include goodwill and fixtures & fittings.
- The property is located on a prime town centre pitch and is situated in close proximity to Tesco and one of the towns largest car parks.
- Net Internal Area c.498 sq ft (c. 48.27 sq m).
- The premises is finished to a high standard and includes all catering equipment.
- The business has been operating in the town for 25 years and has a long and established customer base.
- Accounts and Inventory will be available to bona fide parties with proof of funding for the purchase.

Asking Price: O/A £90,000

Hot Food Business Opportunity

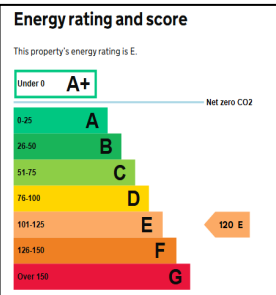


Accommodation

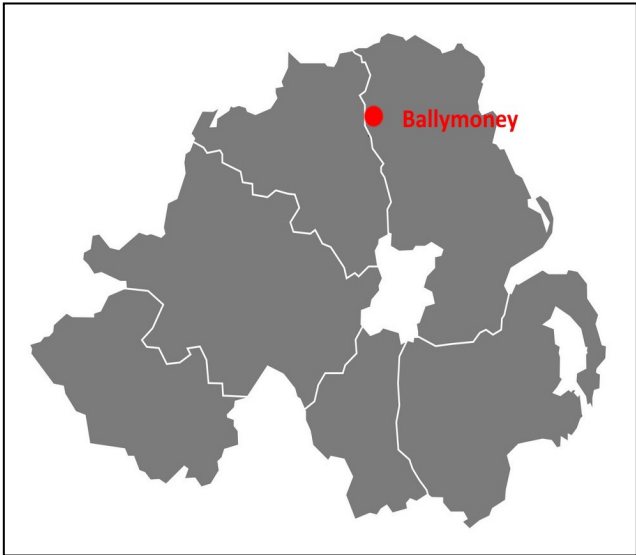
Net Internal Area

Net Internal Area:
c. 498 sq ft (c. 48.27 sq m)

EPC



Location Map



ALL MAPS ARE FOR IDENTIFICATION PURPOSES ONLY



Sales Details

Price:
Offers Around £90,000

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

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

Lease Details

Rent:
£8,000 + VAT per annum

Term:
5 Year lease from 1st May 2025

Rates:
Tenant Responsible

Insurance:
Landlord to insure, tenant to reimburse

Repairs:
Internal Plate Glass & Roller Shutter Repairing

Non-Domestic rate in the £ 0.585482

NAV:
£4,050

Viewing:
Strictly by appointment through agent

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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.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas, measurements or distances referred to herein are approximate only.
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7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.

