

FOR SALE
ESTABLISHED LICENSED RESTAURANT
LITTLE THAI CAFE & BISTRO
37A COMBER ROAD, DUNDONALD

LITTLE THAI
CAFE AND BISTRO

www.littlethai-cafe.co.uk

HUGHES

COMMERCIAL

PROPERTY CONSULTANTS

LOCATION

DUNDONALD IS A MAJOR SUBURB SITUATED TO THE EAST OF BELFAST AND WITHIN A SHORT DRIVE OF COMBER AND NEWTOWNARDS.

THIS WELL ESTABLISHED AND PROFITABLE RESTAURANT IS LOCATED WITHIN A SUCCESSFUL NEIGHBOURHOOD RETAIL PARADE ON THE COMBER ROAD IN DUNDONALD AND BENEFITS FROM GENEROUS ON STREET PARKING.



DESCRIPTION

THIS SINGLE STOREY DETACHED PROPERTY HAS BEEN TASTEFULLY FITTED TO A HIGH STANDARD AND HAS BEEN WELL MAINTAINED BY IT'S PRESENT OWNERS OVER THE PAST 5 YEARS.

THE MAIN RESTAURANT AREA OFFERS 47 COVERS ALONG WITH A BAR AREA. THERE IS A FULLY FITTED KITCHEN, STORES AND W.C.

THE RESTAURANT IS FULLY LICENSED AND ALSO OPERATES AN ONLINE DELIVERY SERVICE.



ACCOMMODATION

GROUND FLOOR RESTAURANT	73 SQ.M (785 SQ.FT)
STORE	7 SQ.M (76 SQ.FT)
KITCHEN	24 SQ.M (259 SQ.FT)
REAR STORE	2 SQ.M (22 SQ.FT)

LEASE DETAILS

TERM	THE PREMISES ARE HELD FOR A TERM OF 3 YEARS FROM THE 4TH APRIL 2022
RENT	£10,200 PA .
PRICE	£65,000 FOR BUSINESS. INVENTORY CAN BE MADE AVAILABLE TO INTERESTED PARTIES
REPAIRS	THE TENANT IS RESPONSIBLE FOR INTERNAL AND EXTERNAL REPAIRS
NAV	£10,600 PA. RATE IN £ FOR 2022/23 IS 0.513
EPC.	AVAILABLE ON REQUEST.





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