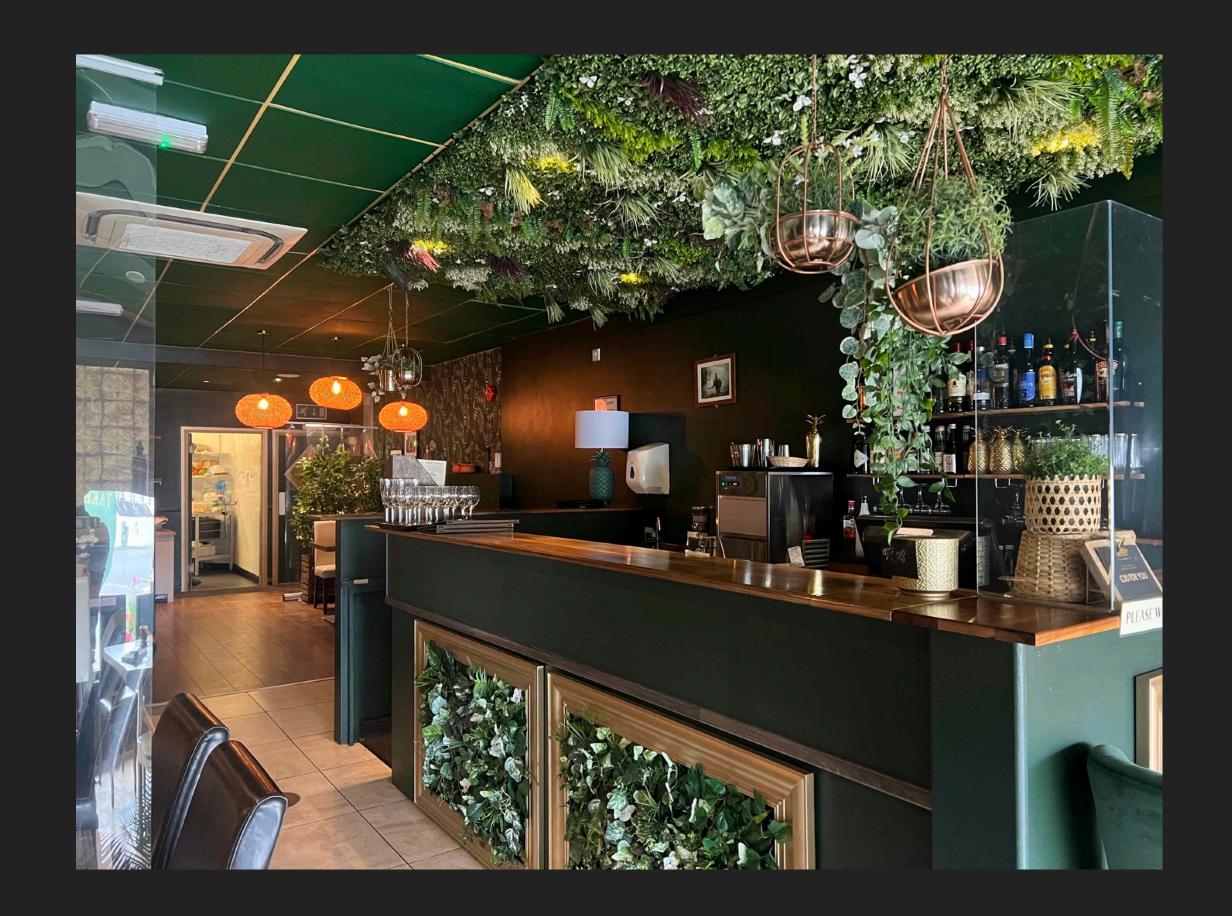


LOCATION

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.

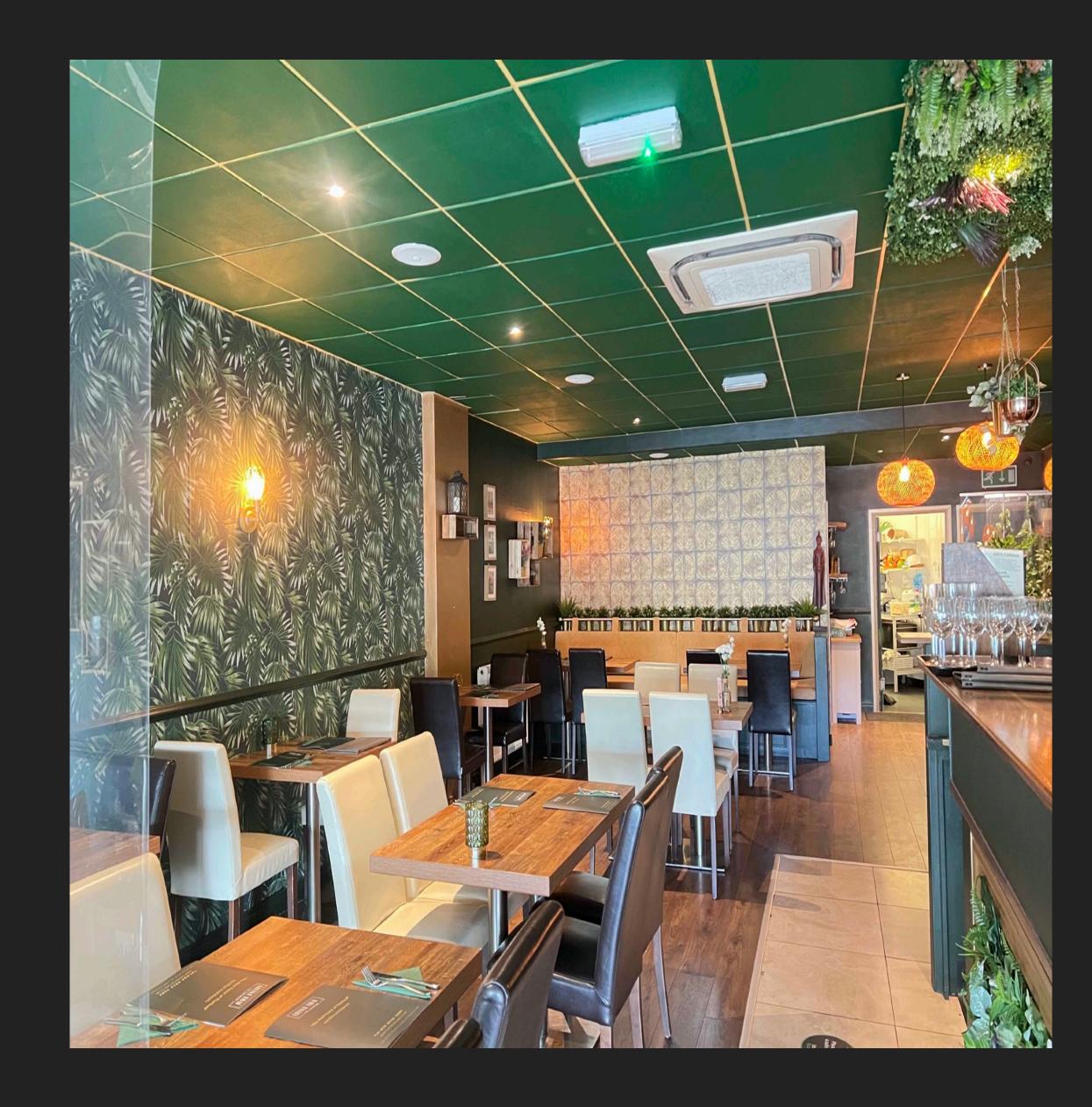


DESCRIPTION

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

ENT £10,200 PA.

PRICE £65,000 FOR BUSINESS. INVENTORY CAN

BE MADE AVAILABLE TO INTERESTED

PARTIES

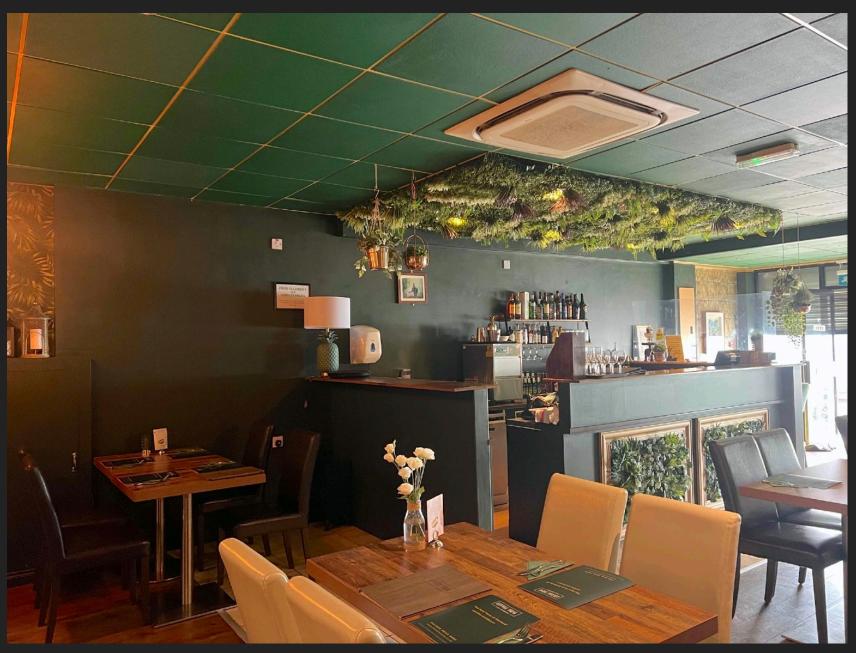
REPAIRS THE TENANT IS RESPONSIBLE FOR INTERNAL

AND EXTERNAL REPAIRS

NAV £10,600 PA. RATE IN £ FOR 2022/23 IS 0.513

EPC. AVAILBLE ON REQUEST.







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