

Independent

PROPERTY ESTATES



These particulars are given on the understanding that they will not be construed as part of a contract or lease. Whilst every care is taken in compiling the information, we give no guarantee as to the accuracy thereof and prospective purchasers are recommended to satisfy themselves regarding the particulars. We have not tested any heating or electrical systems

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PROPERTY ESTATES



FOR
SALE

Cafe Rojo, 6 Montgomery Business Park, Belfast

Offers Over - £20,000

- Business For Sale as Going Concern
- Cafe Rojo to Include Good Will, Fixtures & Fittings
- Ground Floor Commercial Premises
- Seats Circa 50 Covers
- Main Shop Floor with High Visibility Frontage, Ice Cream / Serving Area
- Kitchen / utility & Prep Area
- Communal Customer W.C's
- Gas Fired Central Heating

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Independent Commercial are pleased to offer Café Rojo, 6 Montgomery Business Park, Belfast for Sale as a Going Concern to include Good Will, Fixtures and Fittings.

Rarely does the opportunity present itself to acquire a thriving Business located in the hub of Montgomery Business Park in East Belfast.

This established Business will provide the new Buyers an ideal opportunity to acquire and develop what has become as recognised as one of the leading Café's in East Belfast.

This Ground Floor Commercial Premises is located in Montgomery Business Park, with a high visibility frontage onto the Montgomery Road making the most of this advantageous and sought-after site.

Internally, there is a spacious and open Shop Floor and Dining Area to the front, to the rear there is a Kitchen / Prep and Utility Area.

To the rear there are also communal Customer Toilets.

Café Rojo has been finished to a modern standard and could easily be altered to suit a variety of uses, none more so than the current offering of which includes the purchase of the Business, Good Will, Fixtures and Fittings.

Café Rojo is prominently located on the Montgomery Road in East Belfast, with many transport links to Holywood, Bangor, Newtownards, Dundonald and Belfast City Centre and benefits from high volumes of both passing Vehicular and Pedestrian Traffic.

Belfast is Northern Ireland's Capital and Largest City with a population of approximately 340,000 and a further Metropolitan catchment population of approximately 700,000 within a 10-mile radius with an ever-increasing population due to the substantial number of new Developments both existing and forthcoming.

We would recommend an early viewing to fully appreciate this unique opportunity.

