

Tim Martin
— .co.uk



Commercial

Coffee Shop
Ards & North Down Area

Offers Around
£40,000

www.timmartin.co.uk
Telephone 028 91 878956

SUMMARY

We are delighted to offer for sale, as a going concern this well established and profitable coffee shop situated in the Ards and North Down Area.

The business has been built up over the last 10 years by its current owner and has grown steadily since its creation, gaining an unrivalled reputation attracting an excellent customer base locally and from afar.

The premises are located in the heart of a busy town centre amongst a mix of well established and new businesses and residential developments. Ample parking facilities are located close by.

FEATURES

- Well Established Since 2012
- Excellent Customer Base and Reputation
- Superb Location With Excellent Footfall & Passing Trade
- 4.9/5 Review Rating on Facebook
- The Business is Owner Run and Managed With 2 Full Time Staff & 4 Part Time Staff
- Hygiene Rating: 5
- Current Seating for 44 Covers on Ground Floor, 25 Covers on First Floor & 20 Covers Outside

About The Business

Well Established Since 2012

Excellent Customer Base And Reputation

Superb Location With Excellent Footfall And Passing Trade

4.9 / 5 Review Rating On Facebook

Opening Hours: Tuesday – Saturday 9.30am – 4.30pm

Sunday – Closed

Current seating for 44 covers on ground floor, 25 covers on the first floor and 20 covers outside

Staff: The business is owner run and managed

2 Full Time

4 Part Time

Hygiene Rating: 5

Profitable Business With Audited Accounts. Please note: accounts are available for inspection from principals only at our Comber office located at 27 Castle Street, Comber, BT23 5DY

Asking Price To Include goodwill, fixtures And fittings (to be confirmed).

About The Premises

Ground Floor Retail: 880ft² (approximately)

Kitchen/Store: 333ft² (approximately)

Single drainer stainless steel sink unit with mixer tap; Logik electric under oven with 4 ring ceramic hob; extractor hood over; fluorescent lights.

Shower Room: 24ft² (approximately)

Tiled shower cubicle with Aqualisa shower unit ; low flush wc; wall mounted wash hand basin.

First Floor: 436ft² (approximately)

Light and power points.

Bathroom: 49ft² (approximately)

White suite comprising panel bath with mixer tap and telephone shower attachment; pedestal wash hand basin; low flush wc; tiled floor; hotpress with insulated copper cylinder.

Lease Details:

The property is currently leased and operating on a rolling 3 month lease. The current passing rent is £14,000 per annum (exclusive).

The landlord is prepared to offer a new lease by negotiation to a prospective purchaser, subject to satisfactory references being obtained.

Rates:

NAV: £6500.00

Rates Payable: £3394.95 per annum approximately

We recommend that any interested parties verify this with Land and Property Services (Tel: 0300 200 7801)

Asking Price:

Offers are invited in the region of £40,000 for the goodwill, fixtures and fittings (to be confirmed).

VAT:

All figures quoted are exclusive of VAT, which may be payable.

Viewing:

Strictly By Appointment Through The Sole Selling Agent



Comber ■

27 Castle Street, Comber, BT23 5DY
T 028 91 878956

Saintfield

1B Main Street, Saintfield, BT24 7AA
T 028 97 568300

Tim Martin & Company for themselves and for the vendors of this property have endeavoured to prepare these sales details as accurate and reliable as possible for the guidance of intending purchasers or lessees. These particulars are given for general guidance only and do not constitute any part of an offer or contract. The seller and us as agents, do not make any representation or give any warranty in relation to the property. We would recommend that all information contained in this brochure about the property be verified by yourself or professional advisors. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty will be given as to their condition. All measurements contained within this brochure are approximate. Please contact us prior to viewing the property. If there is any point of particular importance to you we would be pleased to provide additional information or make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.