



Instinctive
Excellence
in Property.

For Sale (Leasehold)

Fully Fitted Licensed Coffee Shop/Restaurant
1,516 sq ft (141 sq m)

8 Central Promenade
Newcastle
BT33 0AA

HOSPITALITY



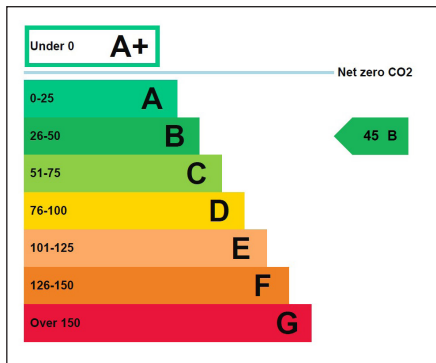
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8 Central Promenade
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HOSPITALITY

EPC



Kitchen



Location

The property is located in the heart of Newcastle town centre which is a seaside resort town in County Down. It lies by the Irish Sea at the foot of Slieve Donard, the highest of the Mourne Mountains. Newcastle is known for its sandy beach, forests (Donard Forest and Tollymore Forest Park), and mountains.

The town lies within the Newry, Mourne and Down District. The business is located on the busy Promenade adjacent to Newcastle Centre.

Description

The restaurant comprises a ground floor property with extensive frontage onto Central Promenade.

Internally the property provides an open plan ground floor restaurant area with coffee hatch, fitted kitchen and ancillary areas.

Externally there is an enclosed dining area. The premises are fully fitted to a high contemporary standard.

Accommodation

The property has been measured in accordance with the RICS code of Measuring Practice, Sixth Edition. All areas being approximate:

Description	Sq Ft	Sq M
Ground Floor Restaurant (NIA)	1,516	141

Rates

We have been advised by the Land and Property Services of the following rating information:

Net Annual Value:	£20,100
Rate in the £ for 2023/2024:	£0.551846
Estimated rates payable:	£11,092.10

VAT

All prices, rentals and outgoings are quoted exclusive of VAT.

Fixtures and Fittings

An inventory of fixtures and fittings will be provided upon request.

Licence

The property benefits from a restaurant licence.

Potential

The vendors have been trading the business since 2015 and have built up a good customer base and trade.

Lease Details

The property is held under lease at an annual rental of £16,500.

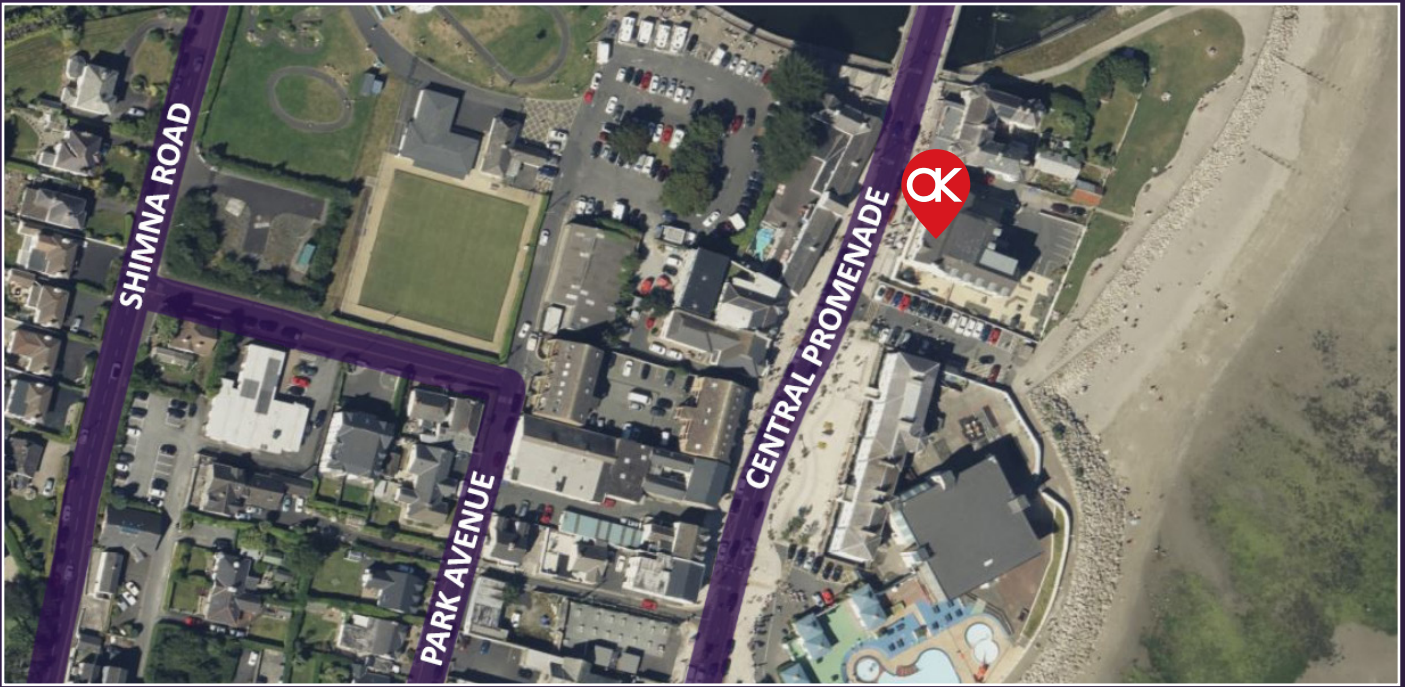
Sale Proposal

This leasehold trading business is for sale by Private Treaty. The premium for the leasehold business, goodwill, fixtures and fittings on application. Stock separate at the date of valuation.

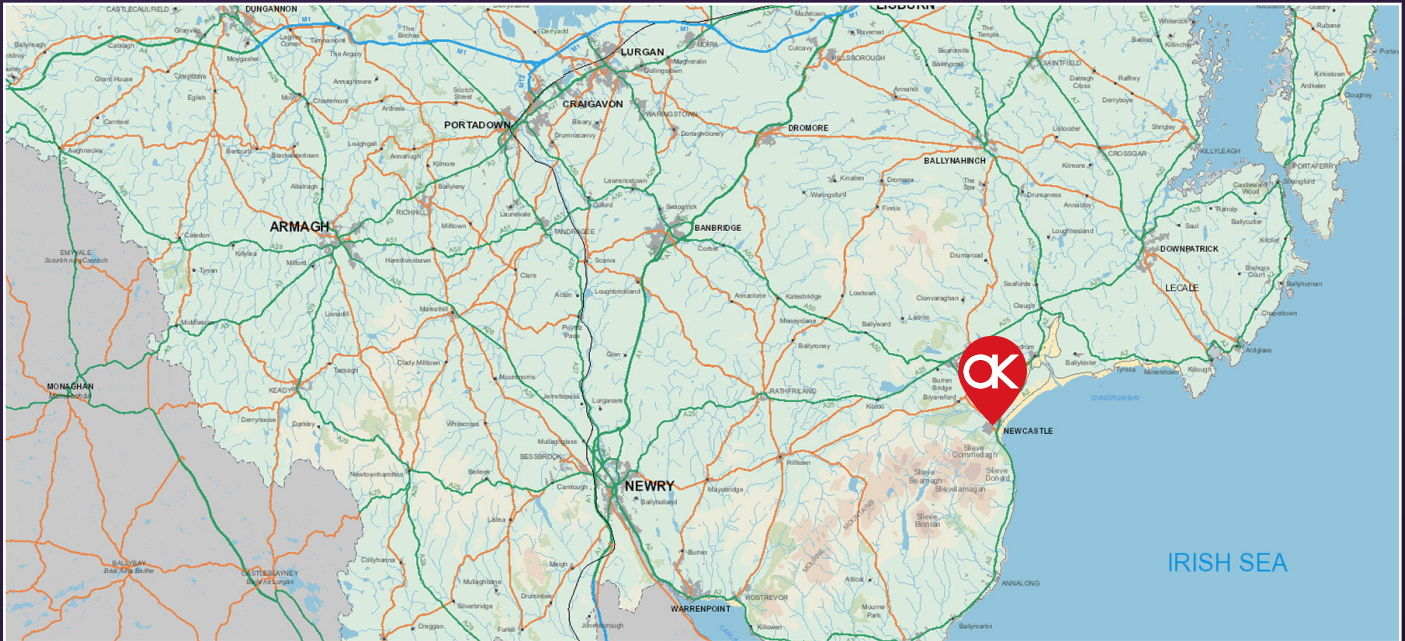
Anti-Money Laundering

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/lessee will be required to satisfy the vendor/lessor and their agents regarding the source of the funds used to complete the transaction.





FOR IDENTIFICATION PURPOSES ONLY



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CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (<http://www.legislation.gov.uk/uk/si/2017/692/made>). Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Osborne King. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

MISREPRESENTATION ACT 1967

The premises are offered subject to contract, availability and confirmation of details. The particulars do not form part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied upon as statements of fact any attending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The vendors or lessors do not make or give Osborne King and Megran Limited or any person in its employment, any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. These particulars are issued on the understanding that all negotiations are conducted through this company, Osborne King & Megran Limited. Registered in Northern Ireland No. 27969. Registered Office: 3rd Floor, Imperial House, 4-10 Donegall Square East, Belfast, BT1 5HD. Any maps / Plans based on the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office Crown Copyright Reserved Licence No. CS 369. This plan is for convenience only. Its accuracy is not guaranteed and shall not be deemed to form part of any contract.