



Unit 10 Murrayfield Shopping Centre, Larne, BT40 1HU

Offers in the region of £40,000

NEWLY REFURBISHED BUSINESS FOR SALE

This thriving business is offered for sale, the goodwill fixtures and fittings are offered with new lease terms available for an approved purchaser.

Having been owned and operated by the same family for over 40 years, the premises have been recently refurbished, refitted and rebranded, the catering equipment is fresh and modern, literally ready to take over and continue the business without interruption, capable of generating profit from day one.

Property Details and Accommodation

Details of trading figures i.e. turnover, profit margins etc are available to principals, only on an Accountant to Accountant basis. Details of new lease terms are also available on request.

This is an opportunity to acquire a long established business (trading here since the early 1980's) in a modern shopping centre, with close proximity to Iceland and Lidl Stores.

Accommodation (dimensions are approximate)

Gross Internal Floor Area: 101sqm

Unit Frontage to Shopping Mall: 8.9m

Unit Depth: 11.4m

Staff toilet facilities included, public toilets are available to the rear of the shopping centre, directly behind Taste, which itself provides a linkage between the traditional town centre and the main car parking area.

Lease

New lease terms are available for an approved purchaser. Details available from the Agents on request.

NAV

The NAV for rating purposes has been assessed at £9400 (rates burden 2023/24: £5,834.54 - this does not include any reductions for rates relief).

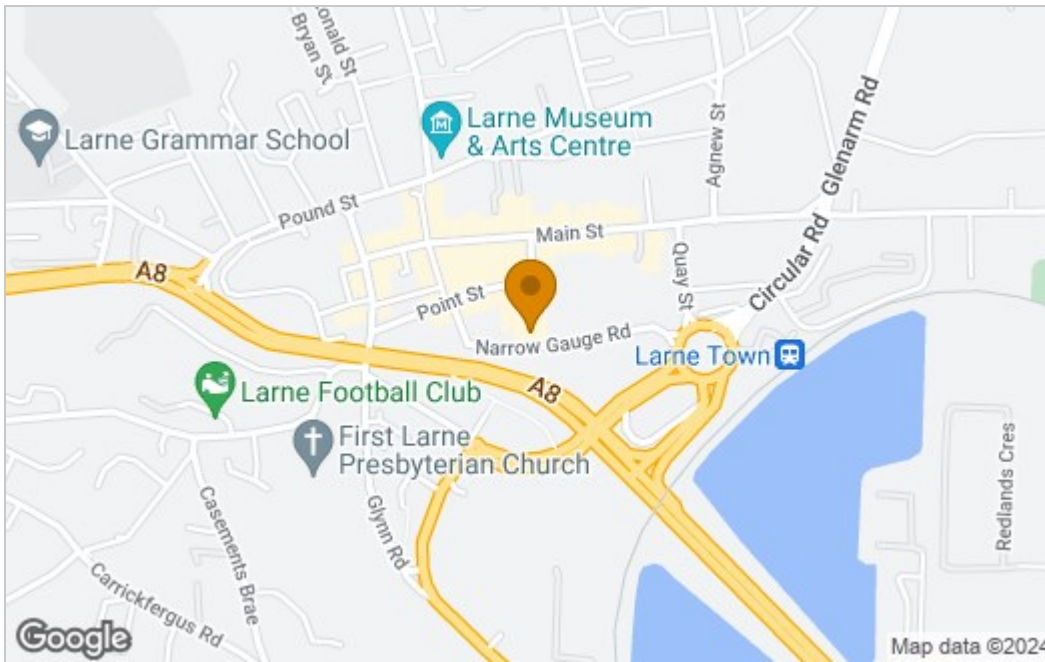
Fixtures and Fittings

A detailed inventory will be available for a new purchaser prior to contract, the only items removed are two artificial pots and plants, and two plant shelves.





Area Map



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Disclaimer- These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representatives of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, neither Harry Clarke & Company, nor any person in it's employment has any authority to make or give any representation or warranty whatever in relation to this property. All dimensions are approximate.

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