

*22 Temple Cove
Apartments*



**Temple Cove Coffee Bar,
22 Temple Cove Apartments**

Castlerock, Coleraine, BT51 4WE

Asking price £259,950



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Coffee Bar

Homepage Estate Agents are delighted to present a exceptional opportunity to acquire a well-established 'Coffee Bar' business located in an area of outstanding natural beauty, recognised worldwide.

The Coffee Bar benefits from a modern open plan space, circa 600 sq ft, with adequate customer WC facilities and is wheelchair accessible throughout.

Nestled at the foot of the glorious Binevenagh Mountain, Temple Cove Coffee Bar is found at the entrance to Downhill Beach, within walking distance to landmarks such as Mussendun Temple and Downhill Demesne, where visitors can enjoy the fabulous landscape with its beautiful gardens and glorious clifftop walks, affording panoramic views across the north coast.

The business is currently operating 7 days a week. Internally it seats 26 people comfortably with an additional area seating 24 people outside.

The business is being sold as seen with all the fixtures and fittings to include fridges / freezers and ovens to facilitate a busy coffee bar offering hot and cold food.

Apartment

Temple Cove Coffee Bar relishes numerous daily visitors. These range from active beach walkers & sea dippers to the many Game of Thrones coach tours who enjoy a pit stop travelling along the Causeway Coastal route. The area has also found some new attention brought by the BBC Show ' B&B by the Sea' which is located just a stones through away.

This apartment can be privately accessed from the rear and has an external raised outbuilding that enjoys stunning sea views.

This ground floor property consist of a functional coffee shop with a self-contained apartment to the rear.

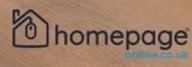
The apartment includes private bedrooms with 2 double beds, open plan kitchen / living area, bathroom low flush WC, WHB and shower.

Temple Cove Coffee Bar offers a truly unique business opportunity for the purchaser to continue an already thriving business, in an area of outstanding natural beauty, whilst also being able to enjoy the stunning surrounding on the North Coast.

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of any items. All measurements are approximate and photographs provided for guidance only.

Tel: Coleraine 028 7087 8084





Viewing

Please contact our Coleraine office on 028 7087 8084 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
Northern Ireland		EU Directive 2002/91/EC	

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