

TO LET: Café Unit at The Courthouse, 75 Main Street, Bushmills, BT57 8QB.

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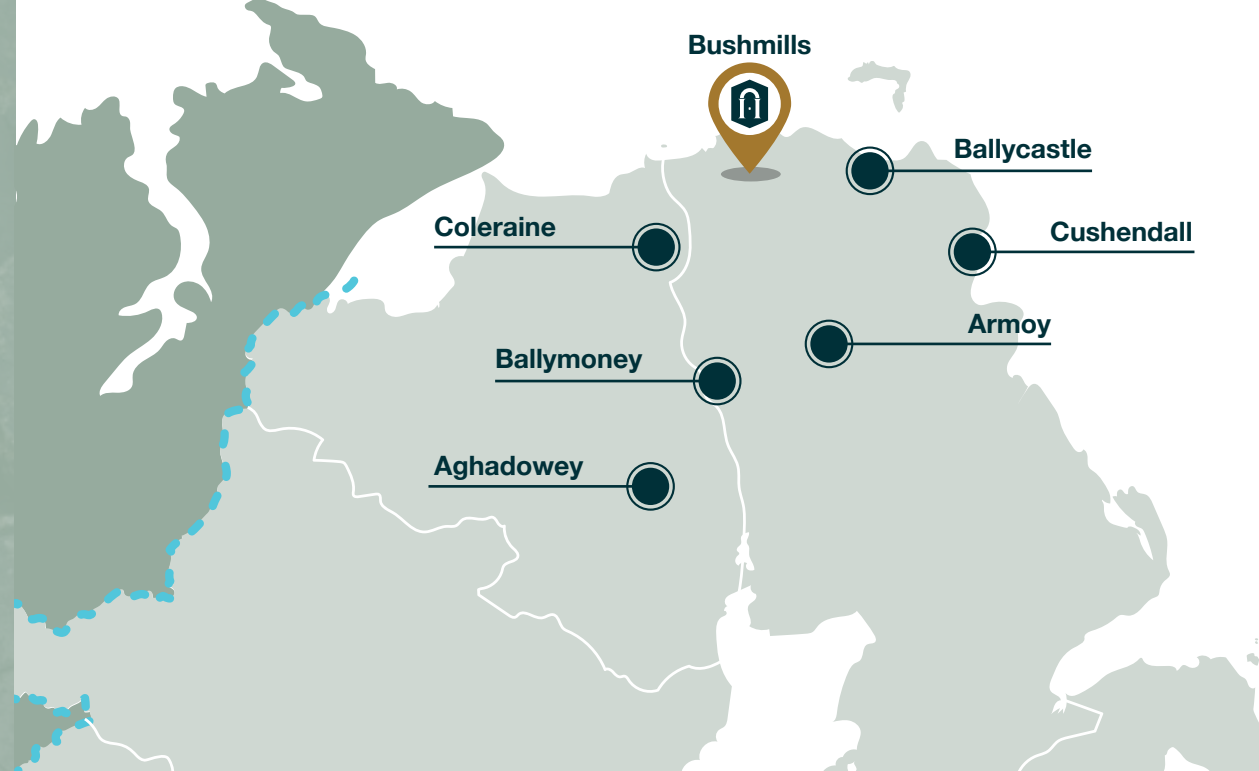
THE
Courthouse
SHARED SPACE CREATIVE HUB

Prime Artisan Coffee Shop/Café Opportunity

Summary

- ① Unique opportunity to occupy an artisan coffee shop / café premises, with 40 covers, by way of tender.
- ① The property is located within a newly constructed creative hub, incorporating a beautifully restored Grade B1 listed Courthouse.
- ① Positioned in the heart of Bushmills Village, the gateway to the world famous UNESCO Giant's Causeway, this is a brand new commercial opportunity, with the building scheduled to open its doors for business in June 24.
- ① Poised to become a premier tourist destination for arts, heritage and culinary experiences, the Court House will also boast a beautifully curated craft retail store, meeting rooms, event and performance space, exhibition space and creative workshops and studios, fostering a dynamic and environment for creativity and collaboration.
- ① Closing date for all pro forma applications will be **12 noon on 13th May 2024**. This is your chance to be part of a groundbreaking venture that promises unparalleled potential for growth and success.

Leasing will be by way of formal tender



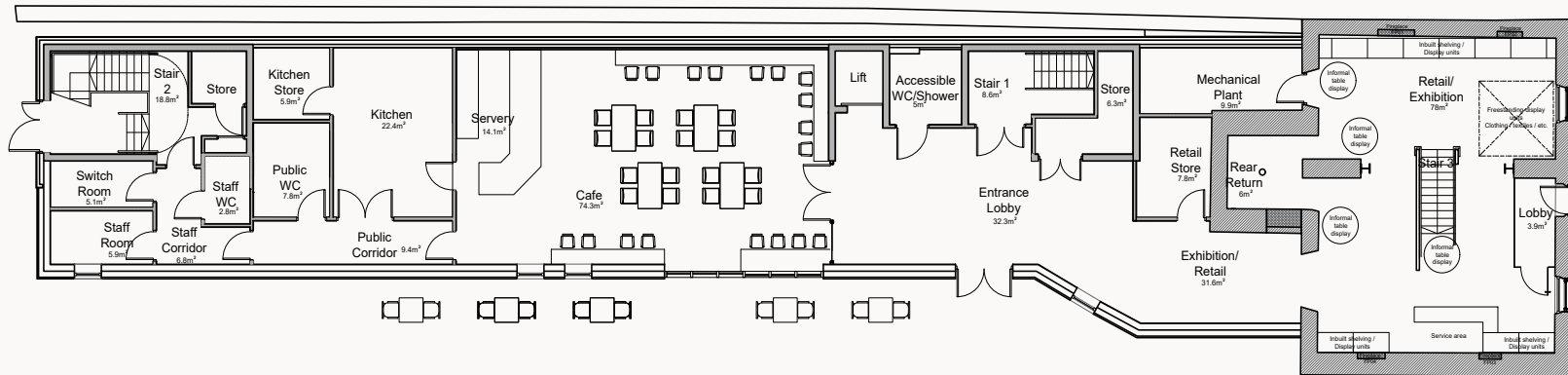
Location

Nestled in the picturesque countryside of County Antrim, Bushmills is a charming village in Northern Ireland known for its historic distillery producing the world-renowned Bushmills whiskey. Surrounded by stunning coastal landscapes, this quaint town offers a peaceful retreat for those seeking a blend of history, culture, and natural beauty.

**75 Main Street,
Bushmills, BT57 8QB.**



Proposed Floor Plans



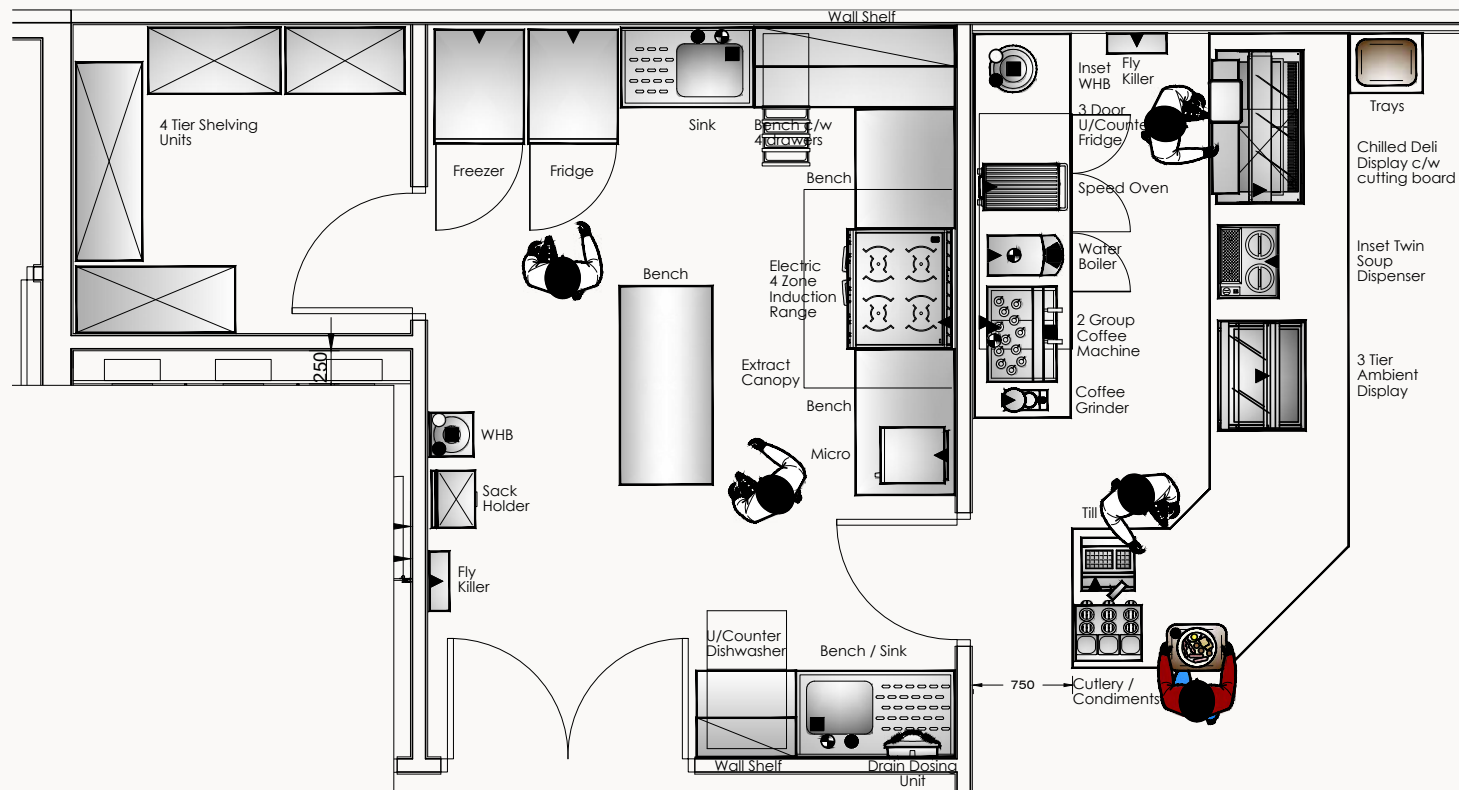
THE FIT OUT - (Current basic fit)

- Flooring in Amtico oak plank
- Bespoke baquette seat with upholstery
- Wall panelling
- Water station
- Bespoke servery with all power requirements with tile finish in blue
- Bespoke high seating area at window
- Sink, unit and shelf behind servers
- Library or retail shelving unit
- Dining chairs
- General lighting with wiring for accent

The overarching mood of the cafe is classic with a modern edge. The colour story is rooted in classical Georgian colours which is reflected throughout the building



Proposed Café Kitchen/Servery Layout



Artist impression of layout for identification purposes only.

The Tender Process

Submission Requirements

All submissions must be received before **12 noon on 13th May 2024**.

Submissions are to be emailed to **colin@nreproperties.com**

with the heading "Property Lease Tender for Food Unit at The Courthouse" In the subject line or hand delivered to the office of Northern Real Estate, 43 New Row, Coleraine, BT52 1AE. Late submissions will not be considered.

Any queries during the tender period should be notified in writing to; **colin@nreproperties.com** no later than 5 working days before the tender submission date.

Tender Assessment

The tender competition is based upon the criteria of both the suitability of offering along with the highest price submitted.

Enterprise Causeway is not bounded to accept any tender submission. Enterprise Causeway reserves the right to request additional information as needed.

Tender Overview

The lease will consist of the area of the existing building as shown on the floor plan.

The bidder is advised to review the planning approval for this building to ensure that their proposal complies with existing approval.

Opening Hours:

The Courthouse Shared Space Creative Hub will operate from Monday to Saturday, 9:00 AM to 5:00 PM, and the café's hours should align with these times.

Provision of catering for evening/weekend events/meetings.

Menu:

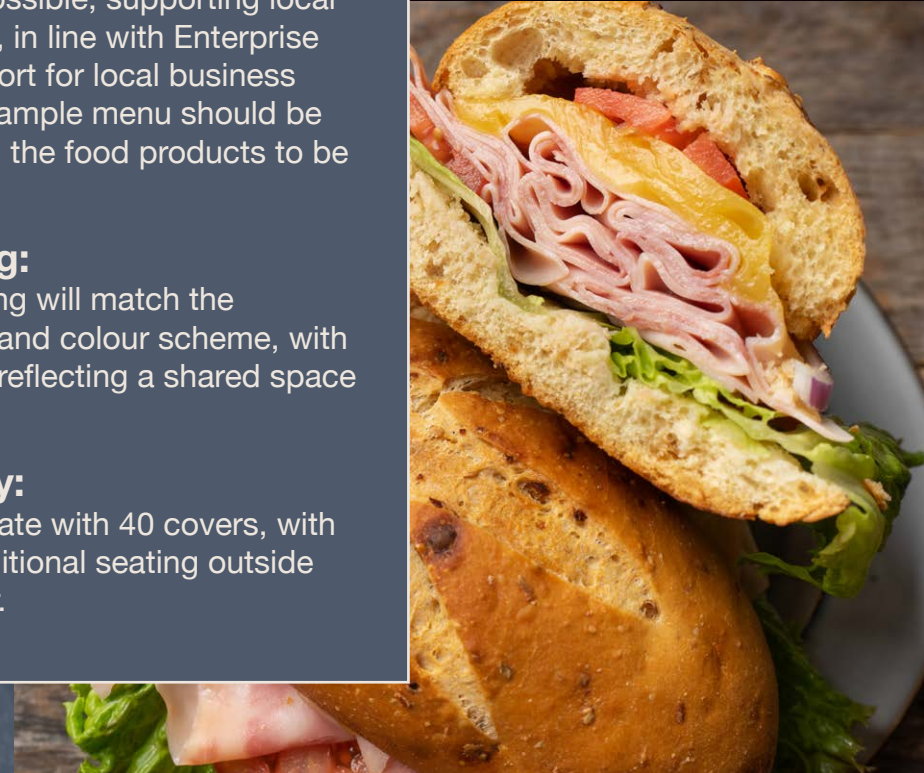
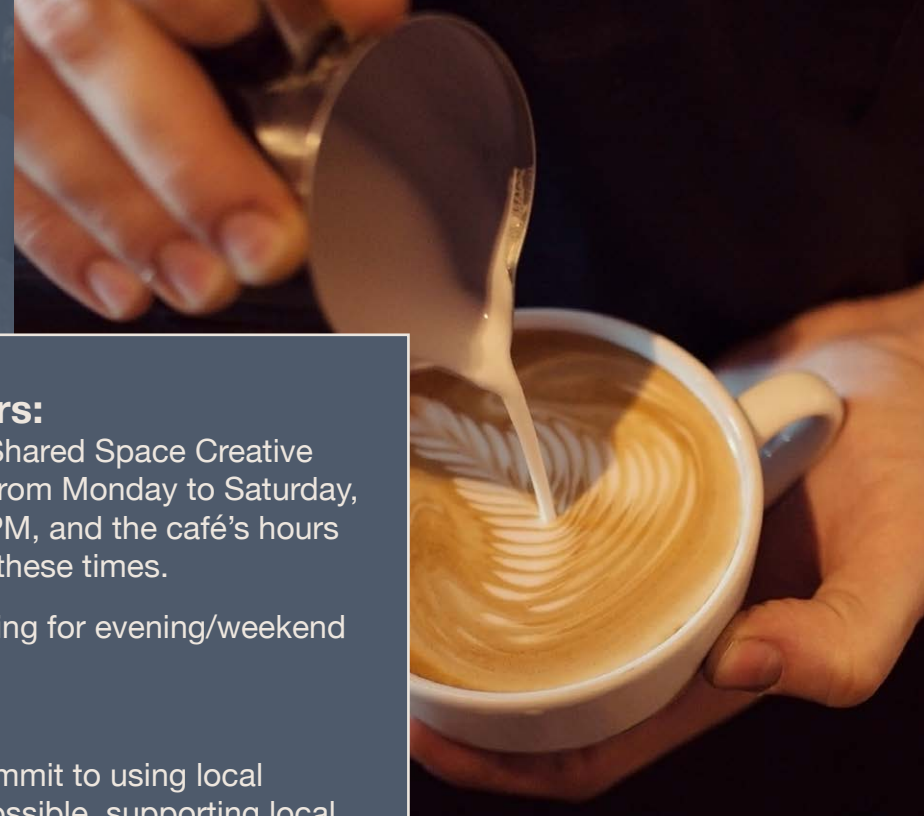
The lessor will commit to using local produce where possible, supporting local artisan producers, in line with Enterprise Causeway's support for local business development. A sample menu should be provided outlining the food products to be offered.

Café Branding:

The café's branding will match the Courthouse style and colour scheme, with the trading name reflecting a shared space ethos.

Café Capacity:

The café will operate with 40 covers, with the option for additional seating outside under a cantilever.



Lease Details

Rent:

By Way of Tender.

Term:

Guided at a 5 year lease.

Rates:

Tenant Responsible.

Insurance:

Landlord to insure the building, tenant to pay a fair proportion.

Service Charge:

A service Charge will be charged for common areas and maintenance.

Energy use:

Tenant responsible for metered electricity costs.

Additional costs for heating and service charges will apply.

Repairs:

Internal Repairing plus plate glass windows and doors and roller shutter (if applicable).

VAT:

All outgoings and rentals are quoted exclusive of but may be liable to VAT.

NAV:

£TBC

Non-Domestic rate in the £0.588556.



Contact

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