

# Independent

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## Nineteen Coffee House & Bistro, Blackwood

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TO LET

- Prime Bistro & Coffee House Opportunity
- Prestigious & Thriving Location
- Established Clientele Base
- Opportunity to Develop & Enhance
- Full Restaurant Licence
- Large Beer Garden with Views across Strangford Lough
- Opportunity to Acquire all Fixtures & Fittings



These particulars are given on the understanding that they will not be construed as part of a contract or lease. Whilst every care is taken in compiling the information, we give no guarantee as to the accuracy thereof and prospective purchasers are recommended to satisfy themselves regarding the particulars. We have not tested any heating or electrical systems

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Independent Property Estates are delighted to receive instructions to introduce to the Hospitality Rental Market, a once in a lifetime opportunity to take on an established Bistro & Coffee House business at Blackwood Golf Centre, Bangor.

Blackwood Golf Centre is widely recognised throughout Northern Ireland as a prestigious Golf Centre with a host of facilities on site, including The Blackwood 18 Hole Championship Golf Course, The Temple 9 Hole Par 3 Golf Course, Luxe Day Spa and also a Physiotherapy Clinic.

NINETEEN Bistro & Coffee House has for many years been providing the catering facilities at Blackwood and now the opportunity has arisen within the Centre for an experienced and established Operator to take over this amazing catering facility.

Blackwood Golf Centre not only has a substantial Golf Membership base, but this is further enhanced by the fact that it is also open to the public.

As such, this in turn will not only provide the new Operator with an already established Clientele base but will further provide the opportunity to grow and develop the business, by virtue of the captive on site customer base and with the ongoing substantial new visitors who come to the Centre daily.



The state-of-the-art Driving Range provide ideal opportunities for the Golfing enthusiasts in the Family to enjoy the amazing facilities, whilst other family members can sit back and enjoy the facilities within NINETEEN Bistro & Coffee House as the family enjoy the Golf.

The decked balcony viewing area located off the first floor of the Bistro & Coffee House will also enable diners to sit back, inhale and enjoy everything these amazing facilities have to offer.

To further enhance this amazing offering, there is also a Coffee Dock area located within the practice simulator area, which will provide the ideal environment for Golfers and Visitors to chill out before or after their Golf with a Coffee and light bite, or whilst watching family Members being tutored at the state-of-the-art teaching facilities.

NINETEEN Bistro & Coffee House benefits from a full Restaurant Licence, the main first floor Bistro & Coffee House is further complimented with a lower floor Restaurant facility, which many people will fondly remember as 'Shanks' Michelin Star Restaurant.

Shanks Restaurant was previously located at Blackwood Golf Centre and was awarded one Michelin Star each year in the period 1996-2005. It became one of Northern Ireland's top restaurants, alongside Cayenne and Deane's.

We truly believe that this reflects and reinforces the huge potential that is on offer to the new Operator.

The restaurant, designed by Terence Conran provides an unusual & unique set up. The main restaurant is in the basement while the balcony is used for AI fresco dining in addition to the Bistro & Coffee House.

The ground floor is mainly used as reception area and Bar, however it could be used for a myriad of other uses, such as Weddings, Christenings, Parties, meetings, and events; the list is endless.

With this in mind, we truly believe that the potential to develop this unique facility is limitless and ultimately the Management of Blackwood Golf Centre wish to work with a new Operator in developing the huge potential that is on offer within this prestigious location.

As such we are seeking an Operator with experience and a proven track record, who wishes to add their own bespoke touches and ideas in moving NINETEEN Bistro & Coffee House to the next levels.

