

FOR SALE (as a going concern)

Lease, Goodwill, Fixtures and Fittings
Sorellina Pizza Takeaway
61 Belmont Road BT4 2AA



LOCATION / DESCRIPTION

The Belmont Road is one of Belfast's premier and busiest suburban retail and café locations, approx 2 miles from the city centre. The surrounding area comprises high density housing and the subject unit is in a highly visible location.

It is arranged as front seating / sales area with kitchen, preparation area and built in fridge. There is storage and a staff WC at first floor level.

Neighbouring occupiers include Olivers, Belmont Larder, Tesco Express, Winemark, The Day Spa, The Bethany and Marcel Bistro.

ACCOMMODATION

Ground Floor	c.541 sq.ft.	(50.3 sq.m.)
First Floor plus WC	c.305 sq.ft.	(28.3 sq.m.)
TOTAL ACCOMMODATION	c.846 sq.ft.	(78.6 sq.m.)

PRICE

**Seeking offers over £30,000 excl.
for lease, goodwill, fixtures and fittings.**



Suite 2, 3 Church Street, Newtownards BT23 4AN Telephone +44 (0)28 9131 3830 e-mail: gareth@trcommercial.co.uk

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FIXTURES & FITTINGS An inventory of the fixtures and fittings to be included in the sale will be provided upon request.

ACCOUNTS These will be provided to bona fide purchasers upon request.

LEASE DETAILS

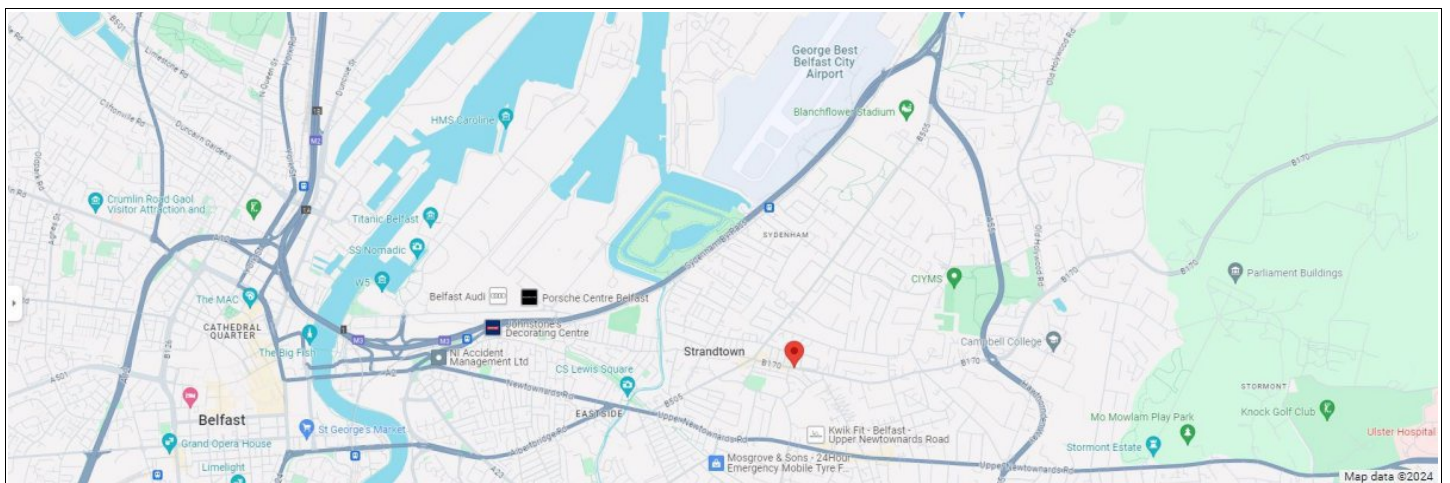
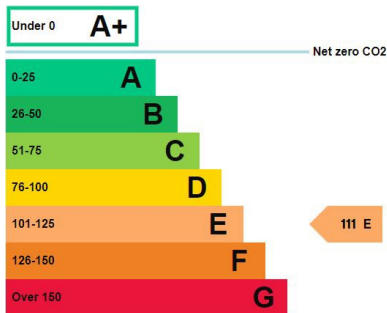
LEASE A new five year lease will be granted at a passing rent of £15,000 rising to £15,500 p.a. at year 2.5

VAT All prices and rentals are quoted exclusive of VAT, which may be chargeable.

RATES NAV £9,950
Rates payable 2024/25 (with SBRR) £4,771

EPC E-III

VIEWING By appointment with Agent 028 9131 3830



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