

For Sale

'SUPS', 13 High Street, Ballymoney

nre
northern real estate
we value property



Summary

- High Profile Hot Food / Café Business Opportunity.
- Net Internal Area of c. 1,528 sq ft (c. 141.95 sq m).
- The property is ideally located in the heart of the towns main shopping thoroughfare and benefits from being in close proximity to a number of the towns main DOE car parks.
- The property is finished to a high standard internally and is fully equipped ready for immediate occupation.
- The premises seats approx 45 covers with potential for more.

Hot Food / Café Business Opportunity

Asking Price -£25,000

Accommodation

Net Internal Area

Net Internal Area:

c. 1,528 sq ft c. 141.95 sq m

Front Of House / Retail:

c. 1,104 sq ft c. 102.62 sq m

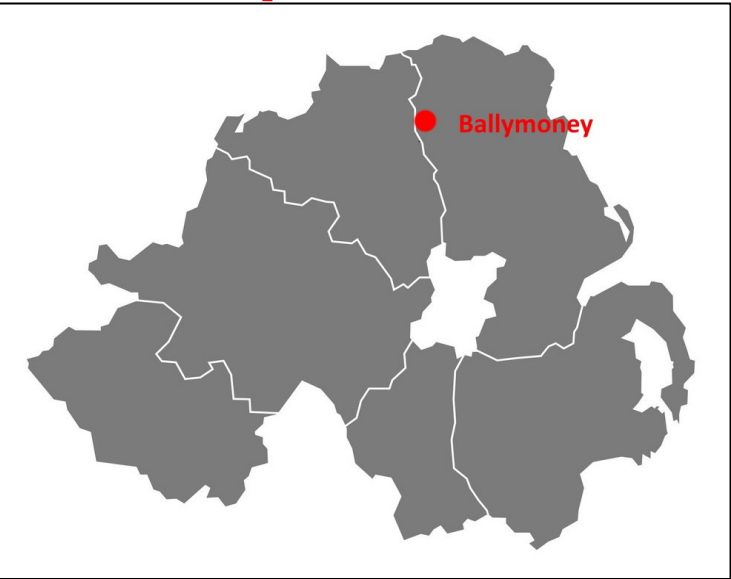
Kitchen:

c. 350 sq ft c. 32.49 sq m

Stores (x3):

c. 74 sq ft c. 6.87 sq m

Location Map



ALL MAPS ARE FOR IDENTIFICATION PURPOSES ONLY



Sales Details

Asking Price: £25,000

VAT:

All outgoing and rentals are Quoted exclusive of but may be liable to VAT

Fixtures & Fittings:

A full inventory will be carried out for all fixtures, fittings and stock at time of sale.

Lease Details

Rent:

£12,000 per annum

Term:

Remainder of 10 year 3 months and 21 days lease from 9th August 2017.

Rates:

Tenant Responsible

Insurance:

Landlord to insure, tenant to reimburse

Repairs:

Full Repairing Lease.

NAV:

£9,900

Non-Domestic Rate in £:

0.588556

EPC:

MISREPRESENTATION CLAUSE: Northern Real Estate, give notice to anyone who may read these particulars as follows:

1. The particulars are prepared for the guidance only for prospective purchaser. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
4. The photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken. Certain aspects may be changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore, no assumptions should be made in respect of parts of the property which are not shown in the photographs.
5. Any areas, measurements or distances referred to herein are approximate only.
6. Where there is reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by an intending purchaser.
7. Descriptions of the property are inevitably subjective and the descriptions contained herein are given in good faith as an opinion and not by way of statement of fact.

