



To Let Fully Fitted Café within Retail Trade Counter

Part First Floor, 163 Moneyreagh Road, Castlereagh, BT23 6BH



McKIBBIN
COMMERCIAL

028 90 500 100

SUMMARY

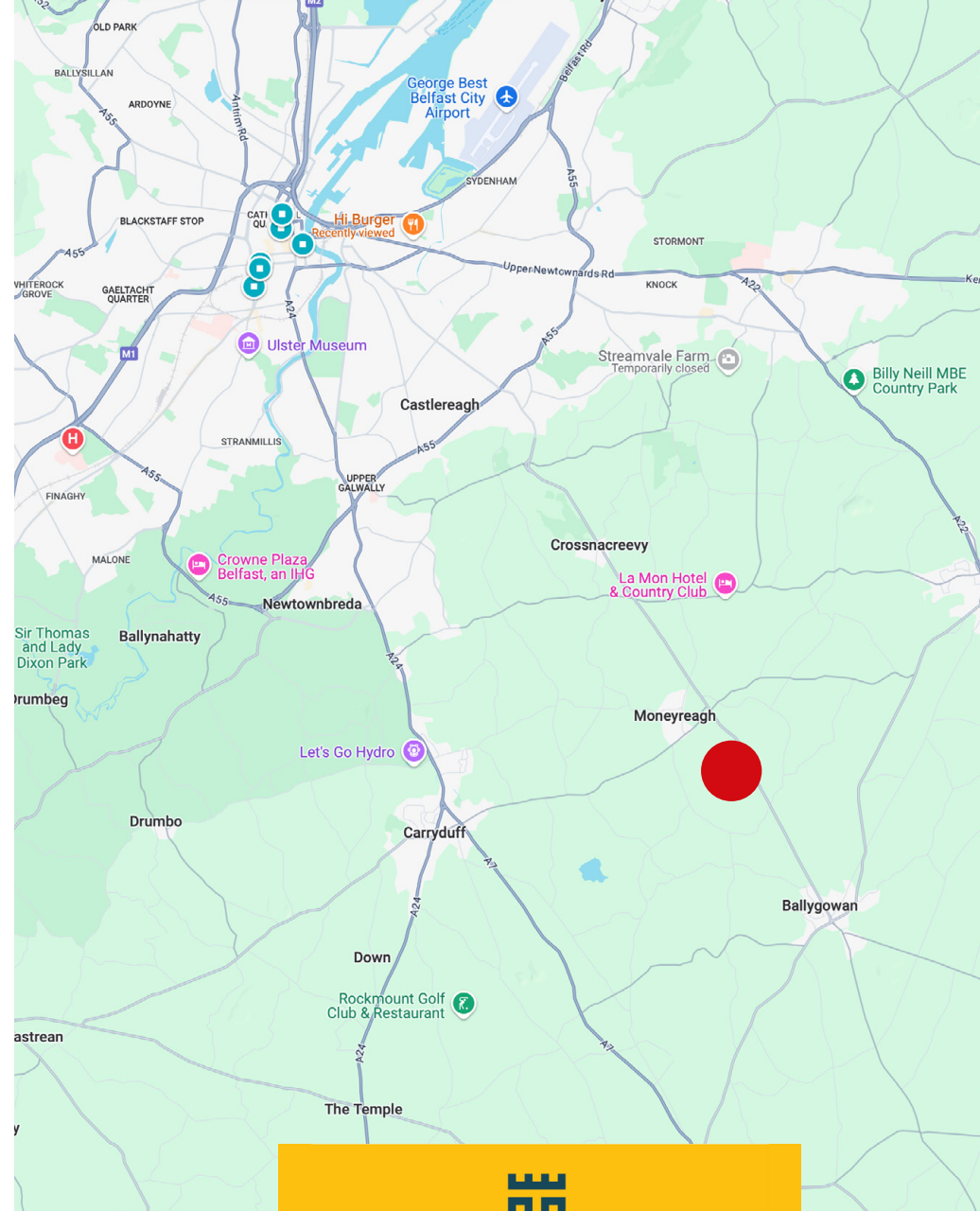
- Superb opportunity to take over an existing café premises within CES Urban Quarry Outlet.
- High levels of footfall throughout the day.
- Located just off the A23 Moneyreagh Road.

LOCATION

- Situated within the first floor of CES Urban Quarry Outlet, just off the A23 Moneyreagh Road.
- Benefits from generous free on site parking.
- The location serves a busy arterial route between Ballygowan and Belfast.

DESCRIPTION

- The unit is a fully fitted first floor café with lift and stairwell access.
- Currently laid out to include kitchen, counter, open plan seating and a disabled access WC.
- Finished to include tiled flooring, suspended lighting and painted walls.
- Potential occupiers have the option to take over existing leasehold agreement for equipment.
- Superb opportunity to benefit from the high levels of footfall into the Urban Quarry (Hard Landscaping, Outdoor Living & Garden Retailer).
- Current trading hours are between 07:00 - 17:00 Monday - Friday and 07:00 - 15:00 Saturday.



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ACCOMMODATION

Description	Sq M	Sq Ft
Counter	18.18	196
Kitchen	16.93	182
Sales / Seating	140.91	1,517
WC		
Total	176.02	1,895

LEASE DETAILS

Term:	Negotiable
Rent:	£17,500 per annum
Security Deposit:	The incoming Tenant may be required to place a deposit as security in case of default. The Landlord may also ask the Tenant to provide a guarantor.
Repairs & Insurance:	Tenant responsible for internal repairs and reimbursement of the Building Insurance premium to the Landlord.

RATES

Rates to be included in rent.

VAT

All prices and outgoings are exclusive of but may be liable to Value Added Tax.



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EPC

Awaiting EPC

CONTACT

For further information or to arrange a viewing contact:

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