



**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

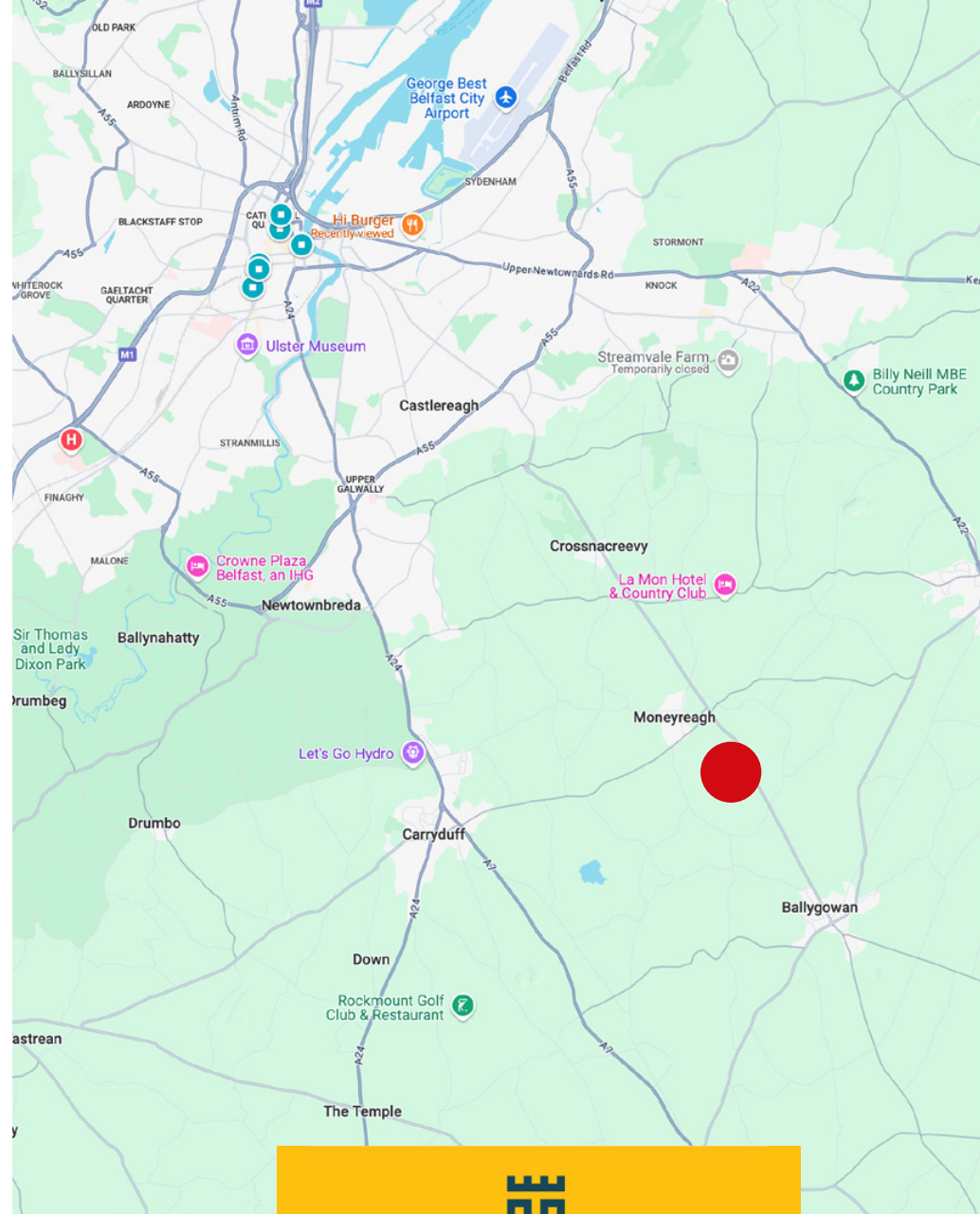
- Superb opportunity to take over an existing café premises within CES Urban Quarry Outlet.
- High levels of footfall throughout the day.
- Located just off the A23 Moneyreagh Road.

## 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		
<b>Total</b>	<b>176.02</b>	<b>1,895</b>

## LEASE DETAILS

Term:	Negotiable.
Rent:	£12,000 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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