



## Unit 6 Fairhill Shopping Centre

Ballymena, BT43 6UF

Offers Around £95,000



Edmondson Estates are delighted to bring to market this well established and busy coffee shop within the Fairhill Shopping Centre, Ballymena. The coffee shop is situated just with the main door of the centre with multi national retailers within the adjacent units. Footfall is high and will increase even further with the pending opening of the Primark flagship store within the Fairhill.

The business is being offered for sale as going concern.

We would request that any request for trading figures be made in writing to Edmondson Estates.

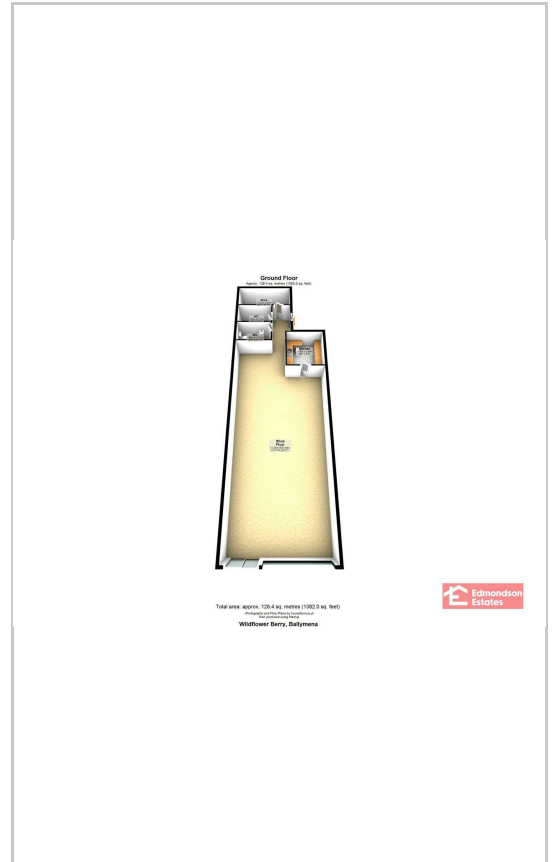




## Area Map



## Floor Plans



**Seating / Service Counter / Prep Area 50'0" x 22'0" (15.25 x 6.71)**

**Kitchen Area 9'8" x 9'8" (2.97 x 2.96)**

**Male WC 5'4" x 8'10" (1.63 x 2.71)**

**Female WC 5'6" x 8'10" (1.68 x 2.71)**

**Store 5'8" x 13'11" (1.75 x 4.25)**

### Equipment

52no. seats (All in Sage green leather effect booths) with 15no. oak coloured tables with cast iron bases. Self service counter with inset 4no. Counterline refrigerated and ambient units, separate drinks counter, 2no. soup kettles. Back counter housing Professional JTC blender, 2no. Merrychefs and 4.5 feet Foster Sandwich Counter with refrigeration below, drinks fridge, Astoria Capucine m/c, boiler, ice m/c etc. Four large Wildflower prints and large 1100 diameter Thomas Kent clock. Kitchen / Dishwash area with Blue Seal Turbofan Oven, Hobart dishwasher, Upright S.S. Fridge and S.S counters and shelving throughout. Separate store with 2no. upright freezers and 1no. upright fridge and shelving units.

### Lease Terms / Rates

5 years lease commencing 5th January 2021 at £26,000 per annum. Rates payable 24/25 a nett £15,129.

## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>		EU Directive 2002/91/EC

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