



## 62 Ballymoney Street

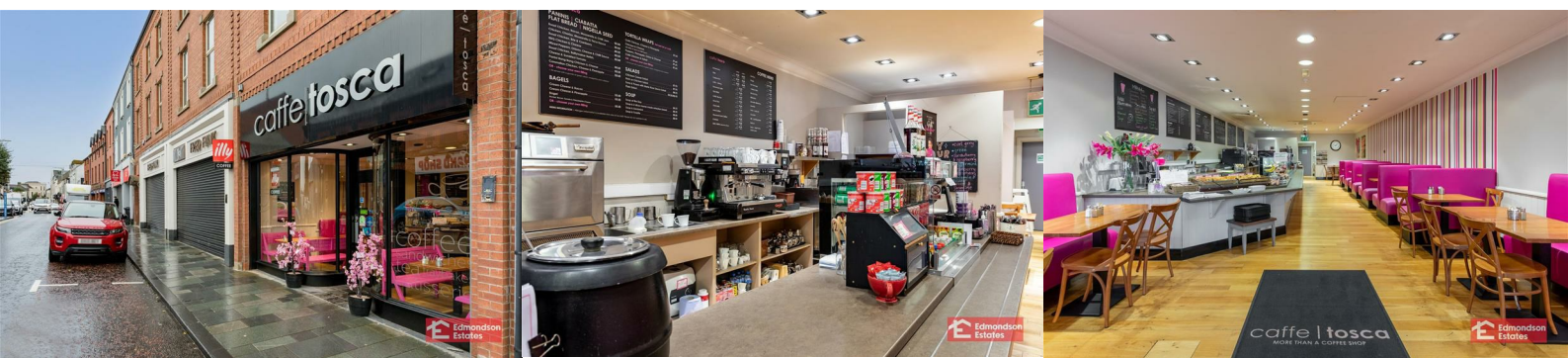
Ballymena, BT43 6AN

Asking Price £95,000

Edmondson Estates are delighted to bring to market the opportunity to buy one of Ballymena towns most prominent and well established eateries. Caffe Tosca is situated on Ballymoney Street in the very heart of Ballymena town centre. The unit is set on the main footfall route between The Fairhill Centre and the Tower Centre and neighboured by other premium stores.

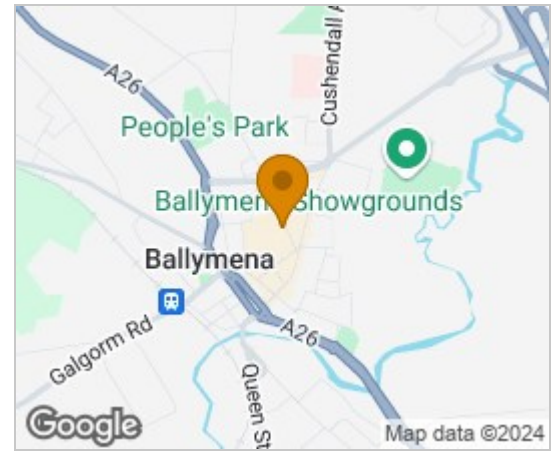
The business is being offered for sale as a going concern.

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

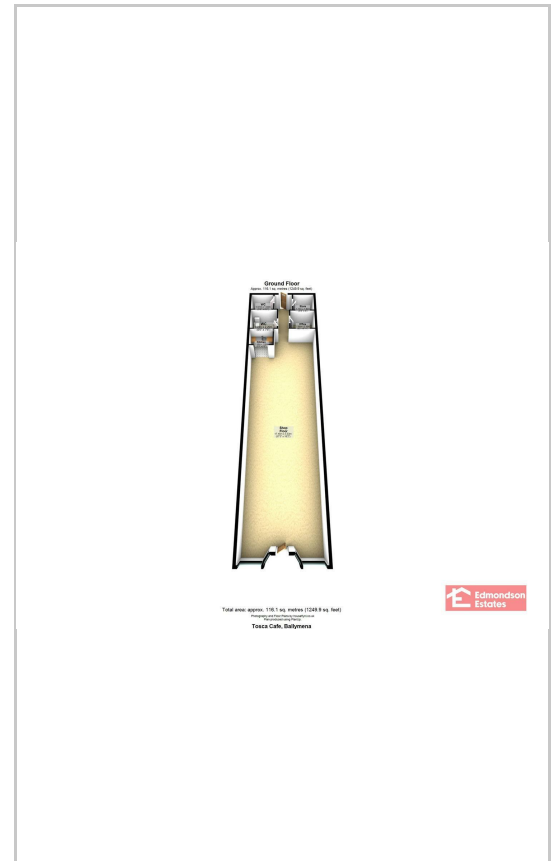




## Area Map



## Floor Plans



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

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

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

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

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

### Equipment

56no. seats in Raspberry coloured leather effect booths and oak coloured chairs and 16no. oak coloured tables with cast iron bases. Roomy self service counter with inset 3no. Counterline refrigerated and ambient units, 2no. soup kettles. Back counter housing Professional JTC blender, 2no. Merrychefs and 6 foot Foster Sandwich Counter, Astoria Capucine m/c, boiler, ice m/c etc etc. Dishwash area with Hobart dishwasher, store with 2no. chest freezers etc and small private office.

### Lease Terms / Rates

10 year lease from April 2024 at £18,000 per annum with a break at the end of the 5th year.

Rates Payable 24/25 a nett £10,489

## 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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Edmondson Estates have not tested any services, equipment, or facilities within the premises and will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

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