



62 Ballymoney Street

Ballymena, BT43 6AN

Offers Around £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.

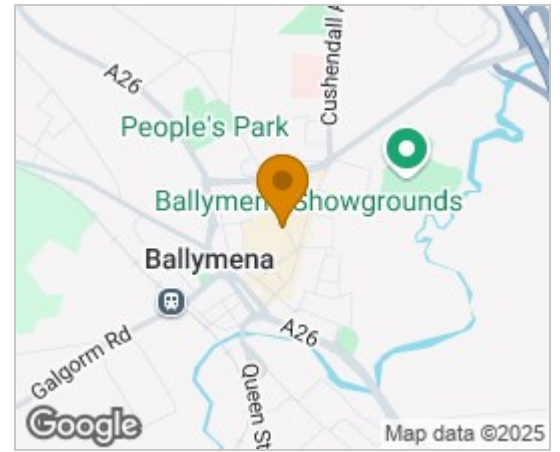
The business is being offered for sale as a going concern.

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

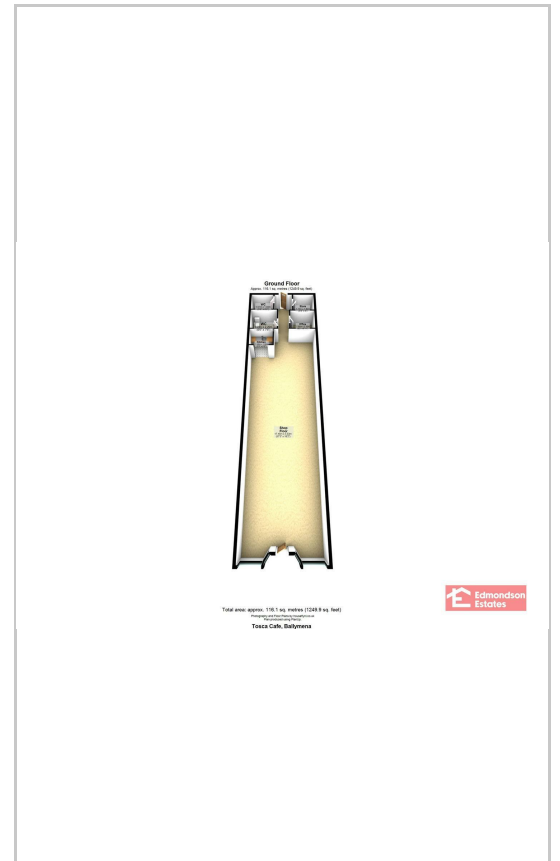




Area Map



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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

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