

Tim Martin
— .co.uk



Commercial Kitchen
121 Middle Road
Saintfield
BT24 7LS

£10,000 Per
Annum

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Telephone 028 97 568300

SUMMARY

A rare opportunity to lease a fully equipped commercial kitchen, store with non-exclusive access to the event/dining space. A small toilet block is located at the property comprising of two unisex wc's one of which is an accessible wc. The property is fitted with a wood burning stove and two Herschel 2.7kw overhead infrared heaters in the kitchen. The property benefits from an adjoining shared car park.

The property is accessed from the Laurelbank Road and includes a commercial kitchen and dining, ideal for those who wish to run a catering facility, cookery school, private function room etc.

The property is convenient to Saintfield and within an easy commute from Belfast and Lisburn, it is situated at the heart of a 7 acre organically-certified farm and enjoys pleasing views over the surrounding countryside.

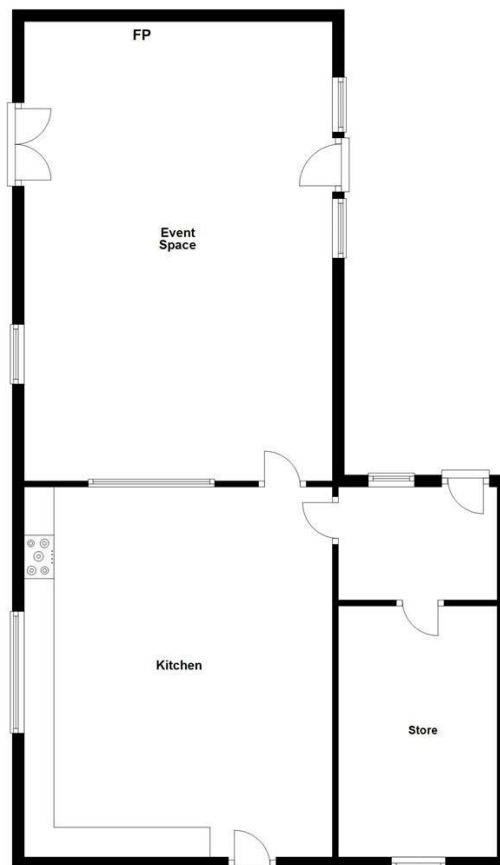
FEATURES

- Fully Equipped Commercial Kitchen, Store, WC Facilities & Non-Exclusive Access To Event/Dining Space
- Shared Car Park
- Ideal For Those Wishing To Run A Catering Facility, Cookery School, Private Function Room Etc.
- Convenient To Saintfield And Within An Easy Commute From Belfast And Lisburn
- Enjoys Pleasing Views Over The Surrounding Countryside



Ground Floor

Approx. 90.0 sq. metres (968.3 sq. feet)



Dining 24'9 x 18'7 (7.54m x 5.66m)

Enclosed cast iron stove on a black granite hearth; feature random stone walls; glazed doors and side panels to yard and garden; semi-vaulted timber beam ceiling; fluorescent light; serving hatch from kitchen.

Commercial Kitchen 21'4 x 17'9 (6.50m x 5.41m)

1½ tub stainless steel sink unit with chrome swan neck mixer taps; extensive range of laminate eye and floor level cupboards and drawers; Dekton worktops; integrated Rangemaster gas and electric range cooker with matching extractor canopy over; Lincat electric oven; Polar commercial fridge; Hoover fridge/freezer; stainless steel and formica tables; stainless steel commercial sink; pedestal wash hand basin; fluorescent lighting; glazed door to rear.

Hallway 8'9 x 6'2 (2.67m x 1.88m)

Leading to:-

Store 14'0 x 8'6 (4.27m x 2.59m)

Fluorescent light and power points.

Rent

£10,000 per annum

Total NAV

TBC

Rates Payable

£500 per annum (approximately)

Lease

By Negotiation - on a full repairing and insuring lease

Term

By Negotiation

Deposit

Deposit Total - 3 Months Rent

VAT

All prices, outgoings etc. are exclusive of but may be subject to VAT

Use

Subject to Planning and Landlords Approval

Note

All prospective tenants, should make their own enquiries to confirm the NAV/Rates Payable.





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	

Saintfield ■
 1B Main Street, Saintfield, BT24 7AA
 T 028 97 568300

Comber
 27 Castle Street, Comber, BT23 5DY
 T 028 91 8789596

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