

CAFÉ / COFFEE SHOP / RESTAURANT / CATERING OPPORTUNITY

KILROOT BUSINESS PARK, LARNE ROAD, CARRICKFERGUS BT38 7PR



TO LET

FULLY EQUIPPED CAFÉ / COFFEE SHOP / RESTAURANT KILROOT BUSINESS PARK, LARNE ROAD, CARRICKFERGUS BT38 7PR

SEEKING EXPRESSIONS OF INTEREST...

...from Experienced Parties Interested in a Fabulous opportunity to Open and Operate a "Ready to Go" Fitted & Equipped Café / Coffee Shop / Restaurant / Catering Business with Huge Potential

Located at the Front of one of the Province's Major Business Parks,
With Hundreds of On-Site Personnel and a High Volume of Passing Traffic
on the Very Busy A2 Carrickfergus – Larne Road

Kilroot Business Park - Conveniently located mid-way between Belfast Docks and the Port of Larne, Kilroot Business Park in Carrickfergus has some 700,000 sq ft of industrial, warehousing, and business space on an attractive 60-acre landscaped site, with over 75 commercial tenants with hundreds of on-site employees, plus residential apartments, self-storage, and outside caravan / motorhome storage

Kilroot Business Park Café - Unit 1A – Comprising:

Café / Restaurant Area	c. 727 sq ft
Kitchen	c. 163 sq ft
Store Room	c. 118 sq ft
Office / Potential Meeting Room	c. 227 sq ft



Equipment – The property is fully equipped and fitted out including:

Hot Plate; Ovens; Double Fryer; Microwave; Soup Kettle; Toaster; Kitchen Island; Fridges & Freezers
6 large tables; 2 small tables; 3 coffee tables; 28 dining chairs; 2 sofas; 5 tub chairs; Display Fridge; Hot Counter;
Till Unit; Large amount of crockery, cutlery & cooling utensils

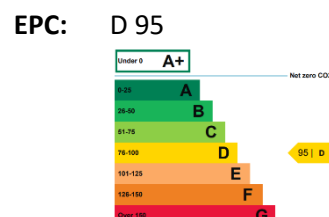
Rent:	£6,000 + VAT pa / £500 + VAT per Month
Service Charge:	Currently 65p per sq ft + VAT pa / c.£67 + VAT / month
Buildings Insurance:	Currently 22p per sq ft +VAT pa / c.£270 per annum
Rates:	Unit 1A Kilroot Business Park – NAV £4,300 Estimated Rates payable c.£2,890 pa (should qualify for 25% SBRR)



Lease Term:	Minimum 3 Years
Available:	January 2025



Viewings / Further Information
Call 07456 416 088 or Email info@kilroot.com



Please Contact the Kilroot Estate Office for further details and/or to arrange a viewing:
Tel 07456 416 088 or Email info@kilroot.com