



January 2025

Seeking Expressions of Interest

Kilroot Business Park, Carrickfergus – Fitted & Equipped Cafe / Coffee Shop / Restaurant / Catering Opportunity

Thank you very much for your interest in the café / coffee shop opportunity at Kilroot Business Park, Carrickfergus.

Kilroot is a 60 acre / 700,000 sq ft mixed use Business and Industrial Park located on the northern shores of Belfast Lough, ideally positioned mid-way between the Port of Larne and Belfast Docks just 20 minutes drive from Belfast.

With over 75 separate businesses, we have a diverse range of occupiers ranging in size from 100 sq ft serviced offices and storage units, right up to major logistics and manufacturing companies occupying over 100,000 sq ft, with hundreds of personnel working on-site. A full list of our current tenants can be made available to interested parties.

We also host one of the best-known fabric shops on the island of Ireland – Craftswoman Fabrics - and we have around 250 caravan / motorhome storage spaces, and self-storage facilities.

Fronting the busy main A2 Carrickfergus to Larne Road, Kilroot has large volumes of passing traffic, and there is ample free car parking right outside the Café.

In short, Kilroot has a large on-site population, and potential for substantial passing trade, and we are very keen to secure a new experienced caterer tenant for our Café / Coffee Shop who can bring fresh life to the operation, with a menu of good home-cooked food, and great coffee; set up an order & delivery service to our tenants and occupiers throughout the Park and perhaps beyond; and who can build a reputation for themselves as THE place to go to for breakfast, morning coffee, snacks and lunch...

We are inviting expressions of interest from experienced potential caterer tenants, so if you are interested, please get in touch by email to rory@kilroot.com with details of your experience; business plan; ideas; menus etc.

Accommodation:

Café c.727 sq ft

Kitchen c.163 sq ft

Storeroom c.118 sq ft

Office / potential private meeting room c.227 sq ft

Rent: £500 per month + VAT (£600 pm including VAT) payable monthly in advance

Service Charge: 2024/25 Budget 65p psf pa + VAT / = c.£67 per month + VAT payable monthly

Buildings Insurance: 2024/25 c.£270 pa payable annually

Utilities: Tenant responsible for all Utility costs (Electricity / Gas / WiFi etc.)

Rates: Payable by Tenant separately to LPS – NAV = £4,300 / Rates Payable Est. £2,890 pa – should qualify for 25% Small Business Relief

Furniture & Equipment: All existing furniture and equipment is included in the deal, so there is very little initial capital outlay required – the successful tenant will be expected to maintain all equipment and replace as and when necessary, including regular professional extractor / flue cleaning. A full inventory will be available shortly.

Contact: For further information and viewing arrangements please contact Rory McConnell at the Kilroot Business Park Estate Office - E: rory@kilroot.com T: 07456 416 088