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TO LET (May Sell)

7 High Street, Ballymoney, Co Antrim, BT53 6AH

Established Town Centre Café / Restaurant (With potential to purchase existing café fit out if required)

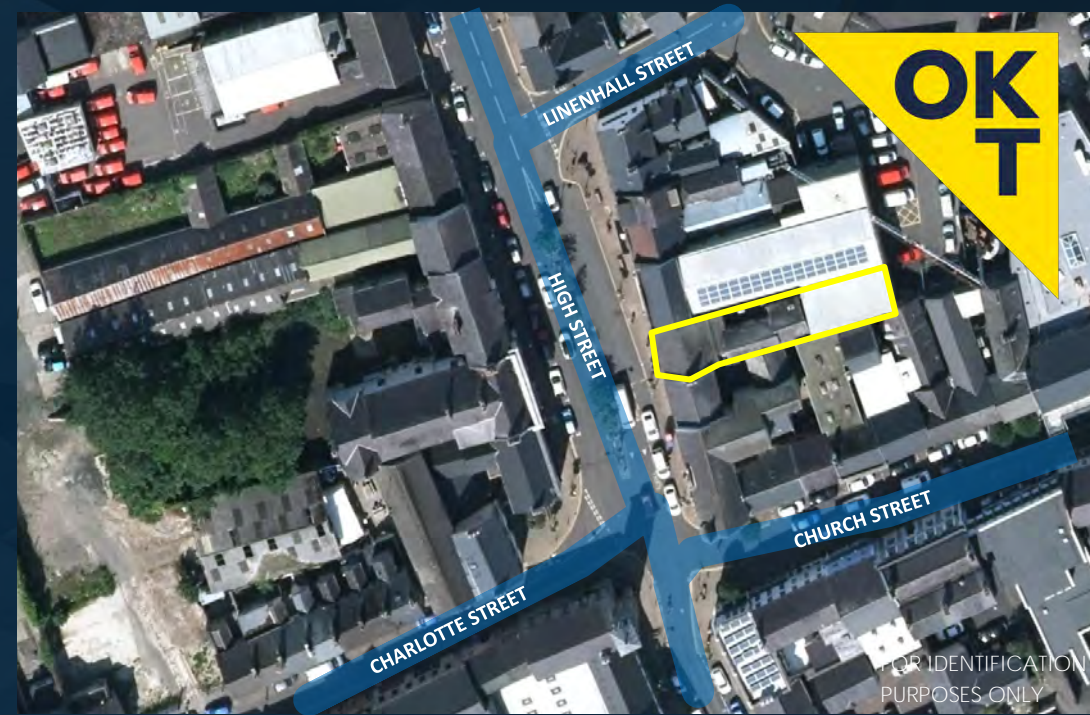
LOCATION

The café premises is placed fronting High Street in the heart of Ballymoney. The town is situated in the North Antrim area, a historic market town notable for a wide range of local business traders, providing a more personal shopping experience such as more and more people are seeking out in these changing times over and above shopping out of necessity alone.

There are high levels of footfall on High Street which remains accessible to all vehicles too in the current town configuration.

Neighbouring occupiers include Heart & Home, John Laverty Opticians, Petal Lane Floral Boutique, LMK Law, Danske Bank and DV8.

There are on street parking facilities on High Street and additionally, Townhead Street Car Park and Church Street car parks are both less than a five minute walk from the property.



DESCRIPTION

Opportunity to reestablish trade following recent closure due to the retirement of the long serving outgoing tenants who have provided a much loved eatery over decade of trading at this location which has as such long provided a focal point and well established meeting point for the local community as a whole.

An incoming new tenant can obviously build upon the success of this well established trading location and much loved local café business.

Inventory available for purchase on an open to sensible offer basis for all or part of same to include a very good full range of catering equipment and café fitout.

The layout currently comprises customer seating at ground and first floor level with feature counter for service and a range of back of house storage rooms to use as desired.



ACCOMMODATION

| DESCRIPTION | AREA (SQ M) | AREA (SQ FT) |
|----------------------------|-------------------|--------------------|
| GROUND FLOOR | | |
| Café/ Till / Servery Area | 86.6 | 932 |
| Prep Kitchen | 21.2 | 228 |
| Main Kitchen | 20.1 | 216 |
| Store Room | 2.2 | 24 |
| FIRST FLOOR | | |
| Store | 14.0 | 151 |
| Store | 16.4 | 177 |
| Seating Area | 25.9 | 279 |
| ATTIC | | |
| Store | 25.1 | 270 |
| TOTAL ACCOMMODATION | 211.6 sq m | 2,277 sq ft |
| External covered store | 9.5 | 101 |

LEASE DETAILS

| | |
|----------------------|-----------------------------------|
| RENT: | £12,000 per annum |
| TERM: | Negotiable |
| REPAIRS / INSURANCE: | Full repairing and insuring lease |

Customer Due Diligence:

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <http://www.legislation.gov.uk/uksl/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

FILE REF C4522



NAV (RATES PAYABLE)

NAV: £10,900

Estimated rates payable in accordance with LPS Website: £6,053.04.

All perspective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.

SALES DETAILS

PRICE: £125,000

TITLE Assumed freehold

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.



FURTHER INFORMATION

For further information / viewing arrangements please contact:

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