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# BUSINESS FOR SALE

**Unit 15, Coleraine Enterprise Agency, Loughanhill Ind. Estate,  
Coleraine, BT52 2NR T/A "The Fish House"**

Business for Sale (By Lease Assignment)



# LOCATION / DESCRIPTION

Opportunity to buy and operate one of the North Coasts best known aquatic livestock sales businesses.

Now established for over 16 years, "The Fish House" has enjoyed an enviable reputation for procuring quality fish coupled with expert knowledge and a good range of aquatic supplies for those starting up or expanding their pastime.

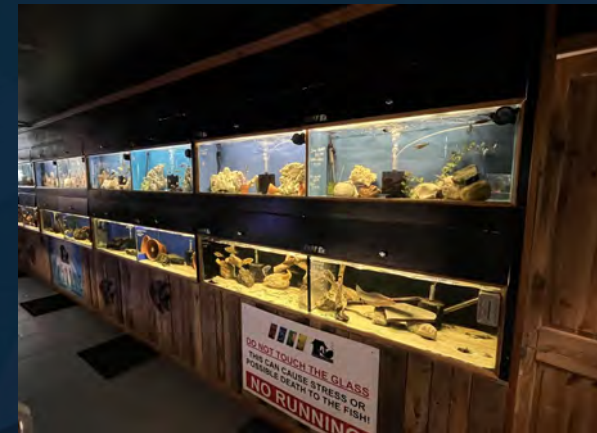
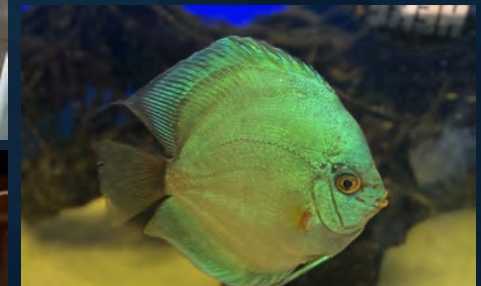
Located just off the Ring Road at the Bushmills Road junction, the shop is extremely convenient to Coleraine and the surrounding towns, as well of course as for many regular customers who travel from much further afield.

Business will continue as normal until an appropriate buyer can be identified and the current owner, who is only selling for personal reasons, is happy to facilitate a handover period of side by side management training to ensure a smooth transfer.



# ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
Ground Floor Shop	90.0	963
First Floor Shop / Store	43.0	465
<b>TOTAL NET INTERNAL AREA</b>	<b>133.0</b>	<b>1,428</b>



## 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/uk/si/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.

REF: C4547



# SALES DETAILS

**PREMIUM:** Asking offers around £60,000  
(to include fixtures, fittings, equipment, trade and goodwill) + VAT as applicable)

**ACCOUNTS:** Available to bona fide parties who have viewed the premises.

**STOCK:** There will need to be a joint Stock inventory undertaken and a figure agreed to coincide with date of transfer and an additional payment will be paid accordingly for the stock element. (+/- £15,000 payment estimated)

**VAT:** 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.

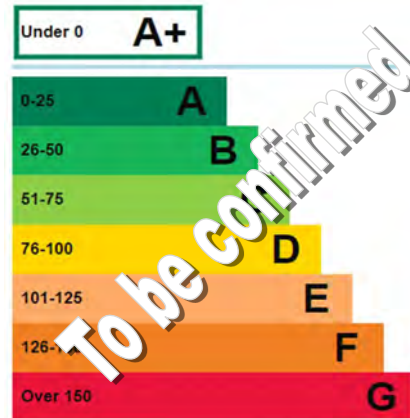
## NAV (RATES PAYABLE)

NAV: £4,650.00

Estimated rates payable in accordance with LPS

Website: £2,582.26

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



## FURTHER INFORMATION

**HENRY TAGGART**

**07989 552 758**

henry.taggart@okt.co.uk

**O'CONNOR KENNEDY TURTLE**

Belfast Office: 22 Adelaide Street, Belfast BT2 8GD **028 9024 8181** | Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ **028 7034 4244** [okt.co.uk](http://okt.co.uk)



OKT for themselves and for the Vendors or Lessors of this property whose agents they give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.