

CLIFTONVILLE

169 NORTHDOWN ROAD CT9 2PA

WELL ESTABLISHED COFFEE BAR AND RESTAURANT



SITUATION

The property is situated in the upper Northdown Road, with a range of national and family run businesses. To the front of the property there is short term parking and within 500m long term parking.

DESCRIPTION

This lock-up property has a modern shop front and is fully equipped as coffee shop/restaurant, 60 covers, with additional seating, 12 covers, on forecourt. The approximate dimensions are as follows:

Coffee lounge	82.40 sq m	887 sq ft
Forecourt seating	5.35 sq m	58 sq ft
Kitchen	8.70 sq m	94 sq ft
Basement storage	79.40 sq m	854 sq ft
Total	175.8 sq m	1,893 sq ft

To the rear there is secure private parking for 5/6 cars enclosed with fence and gates.

EQUIPMENT

The equipment includes, display cabinets, drinks cabinet, milkshakes, ice cream unit, panini machine and illuminated menu, deep fat fryers, microwave ovens, coffee machine, electric cash register, toaster, etc.

THE BUSINESS

The business was established in the 1990's and is open 6 days a week, serving a range of hot and cold food and drink. These include cooked breakfasts, sandwiches & paninis, salads, cream teas, milk shakes, and a variety of hot and cold drinks.

RATING

The Rateable Value is £7,171 in the 2017 draft rating List.

AGREEMENT

The property is to be let on a new lease for a term of years to be agreed at a rental of **£12,000 per annum exclusive**.

FEES

Ingoing tenant to be responsible for all costs in preparing the agreement.

PREMIUM

We are instructed to offer the business, fixtures, fittings and goodwill for **£39,995, subject to contract**.

VIEWINGS

By appointment with Clarke & Crittenden.

Tel: 01843 841123

Email: ian@clarke-crittenden.com

Note

These particulars are provided in good faith but do not form part of a contract. No statements are to be relied upon as statements of fact and parties intending to rely upon the information for any purpose whatsoever must satisfy themselves by inspection or otherwise as to the correctness of each statement.

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