



**To Let Fully Fitted Café /
Restaurant Opportunity**
28 Scotch Quarter, Carrickfergus, BT38 7DP

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**FRAZER
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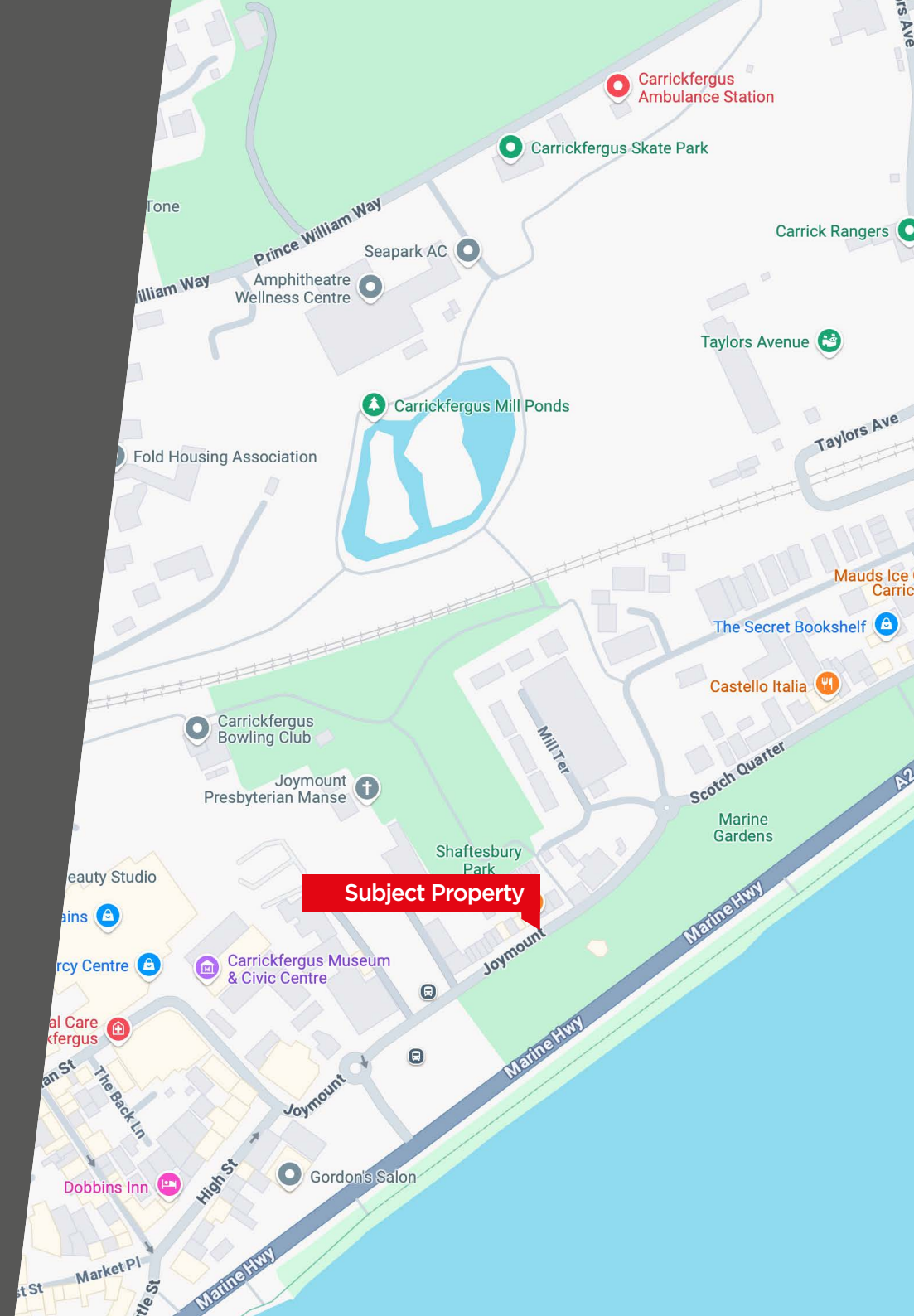
Summary

- High quality and fully fitted ground floor café/restaurant opportunity.
- Glazed frontage enjoying panoramic views over Belfast Lough.
- 'Ready to go' with no tenant capital outlay required, including a fully fitted kitchen.
- Property extends to c.2,574 sq ft with a seating capacity of c.70 persons
- Positioned on a self-contained site of c. 0.20 acres, with 18 car parking spaces.
- Suitable for a range of food & drink uses, except for Italian cuisine.

Location

Carrickfergus is a large and historic provincial town in County Antrim, it sits on the north shore of Belfast Lough approx. 10 miles from Belfast City Centre. The town has a population of c.30,000 and is one of Belfast's principal commuter locations which enjoy seaside frontage and an excellent road network with easy access to the A2, M5 and M2 Motorways, as well as regular rail and bus services to Belfast City Centre and beyond.

The subject restaurant opportunity is located on Scotch Quarter, enjoying panoramic views over Belfast Lough and play park – offering a natural draw for families and visitors. The immediate area comprises a mixture of residential and commercial premises situated within close proximity of the historic Carrickfergus Castle and Marina.



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Description

Built in 2017, the subject listing offers a rare opportunity for an experienced operator to lease this fully fitted, high specification ground floor café/restaurant occupying a prime waterfront position with panoramic views.

The restaurant is extremely well fitted and 'ready to go' to include tiled flooring, air conditioning, aluminium glazed frontage with electric roller shutter, dining tables, chairs, fitted booth seating, service counter with built in display fridges and a fully fitted kitchen with extraction system, mains gas supply and an array of appliances, plus an ice cream parlour including equipment.

The catering equipment is to highest specification provided by Stephenson's and the seating/booths were provided by Abbey Upholsterers.

The property in brief encompasses a service counter, covered outdoor seating, dining area seating up to 70 persons, main kitchen, ice cream parlour, storage area and WC facilities to the ground floor, including a disabled toilet.

Externally, there is also rear vehicle access for deliveries/servicing from McKeens Avenue.

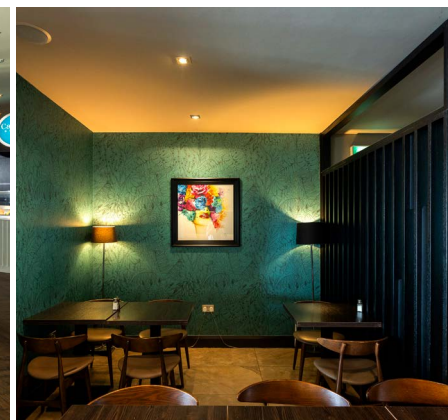
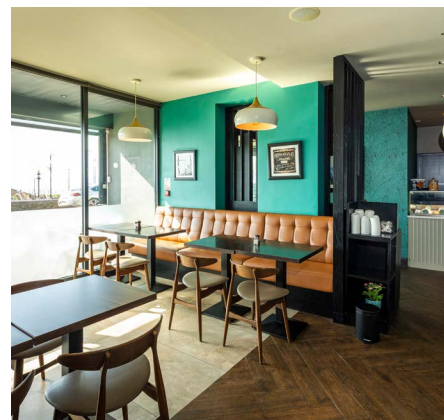
The property is not suitable for an Italian restaurant or a use which includes the sale of Pizza.

Accommodation

We calculate the approximate Net Internal Areas of the property to be as follows:

Floor	Description	Sq. M	Sq. Ft
Ground	Service & Dining Area	134.48	1,448
	Kitchen	42.22	455
	Ice Cream Parlour	14.87	160
	Storage Area	47.44	511
	Disabled WC (x2)		
	WC		
Total approximate NIA:		239.01	2,574

*Further accommodation on the 2nd floor is available for lease extending to c. 1,519 sq ft with lift access, suitable for a range of potential uses including office, health & wellness etc, subject to planning.



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Rent

£35,000 per annum.

Rates

NAV: £15,120

Rate in £ (2025-2026): 0.696348

Estimated Rates Payable: £10,528.78 Per Annum.

*The ground floor is currently rated as part of the whole building. The above rating details are provided as an estimate relating to the ground floor, for marketing purposes only. We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).

Repair

Tenant responsible for interior repairs and exteriors repairs by way of a service charge.

Service Charge

Tenant to be responsible for the payment of a Service Charge in connection with the upkeep, maintenance, and decoration of the exterior and any common areas of the building of which the subject premises forms part, to include repayment of a proportion of the landlords building insurance premium.

VAT

All figures quoted are exclusive of VAT, which may be payable.

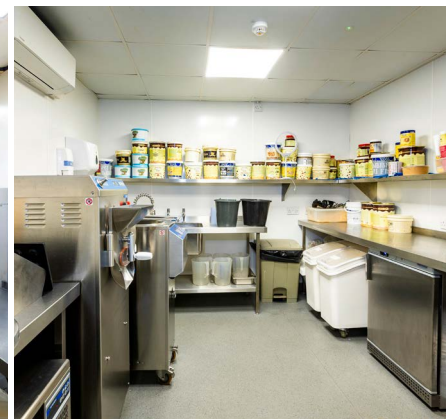
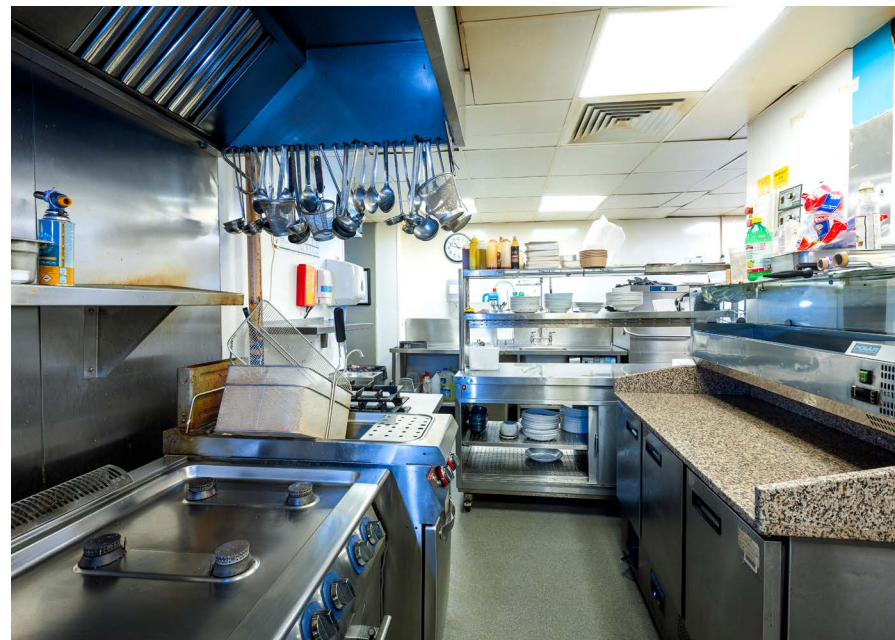
Viewing

Strictly by appointment with the sole letting agents:

Frazer Kidd

028 9023 3111

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