

'La Petite Baguette' 18 Victoria Street, Ballymoney**Café & Outside Catering Business****Asking Price - £POA**

- Well Established 35 Seater Café & Outside Catering Business.
- Located on a highly visible area of town on Victoria Street.
- Net Internal Area of c.791 sq ft (c. 73.49 sq m) based over 2 floors which includes separate café seating space, kitchen / cooking facility and first floor storage and prep area.
- The location of the property benefits from high volumes of vehicular traffic and is in close proximity to 2 of the towns main car parks.
- 'La Petite Baguette' is one of Ballymoney's longest established cafes with the current owner now in their seventeenth year of operating and as agents we are offering the opportunity to acquire this unique business opportunity within the town which includes the good will, fixtures & fittings.
- The property has recently been refurbished and is extensively equipped.
- Available Immediately.

Net Internal Area

Total NIA:
c. 791 sq ft c. 73.49 sq m

Ground Floor:
c. 564 sq ft c. 52.41 sq m

First Floor:
c. 227 sq ft c. 21.10 sq m

Sales Details

Asking Price:
£POA

VAT:
All outgoing and rentals are quoted exclusive of but may be liable to VAT

Fixtures & Fittings:
A full inventory will be carried out for all fixtures, fittings and stock at time of sale.

Lease Details

Rent:
£6,000 per annum

Term:
New lease term to be agreed with in going tenant.

Rates:
Tenant Responsible

Insurance:
Landlord to insure, tenant to reimburse

Repairs:
Internal Plate Glass Repairing

NAV:
£4,350

Non-Domestic Rate in £:
0.588556

EPC:



RICS



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1. The particulars are prepared for the guidance only for prospective purchaser. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract.
2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of representation or fact.
3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.
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5. Any areas, measurements or distances referred to herein are approximate only.
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