



TO LET Beautifully Presented Café Opportunity

**1A Kings Road, Whitehead, Carrickfergus BT38
9PU**



OKT
O'CONNOR KENNEDY TURTLE

LOCATION / DESCRIPTION

Whitehead is a small seaside town that sits at the entrance to Belfast Lough and is located between the towns of Carrickfergus and Larne.

The town is a popular commuter settlement for Belfast and its attractiveness in this regard has increased with the completion of the newly dualled Shore Road connecting Belfast to Carrickfergus.

Tourism in the town has also increased significantly over the past number of years, with the opening of the Gobbins Cliff Path Walk and Visitor Centre, and the increasing popularity of the Antrim Coast and Glen scenic route.

The town is also situated close to many of the Game of Thrones locations that include Magheramoreway which has been ever popular with tourists.

The property is located within close proximity to Whitehead Railway Museum, the seafront and Whitehead Promenade, as well as a number of boating and sailing clubs. The seafront and promenade are both popular with tourists particularly during the summer months.

The subject property occupies a prominent position on the corner of the Kings Road and Cable Road within the town centre, being situated in a popular residential area and commercial hub of the town.

The subject comprises a bespoke ground floor café / deli unit currently trading as 'The Old Tea House' with seating for c. 35 persons and benefits from frontage onto Kings Road and Cable Road, one of the main thoroughfares into the town.

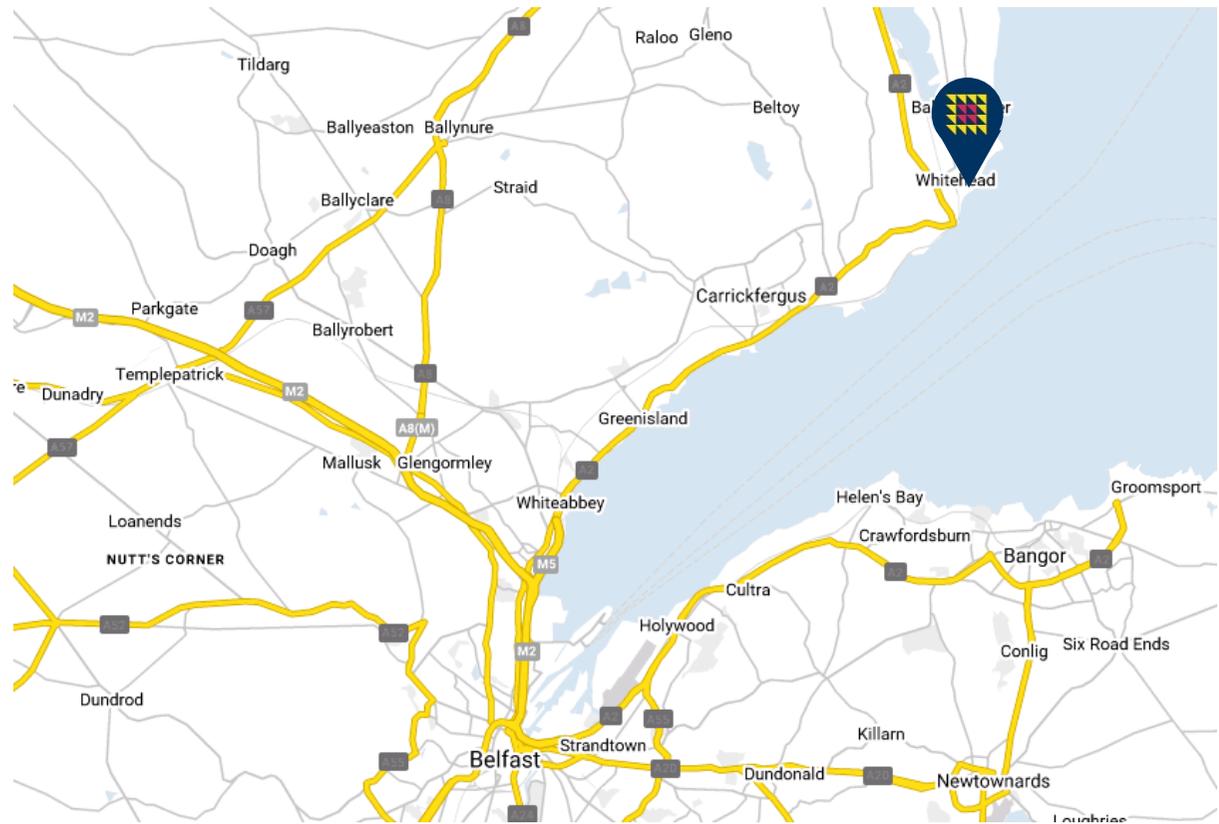
The unit's bespoke design creates a nostalgic setting fitted with wooden flooring, chandeliers, stained glass windows, stained wooden walling and ceilings. The accommodation also benefits from an external seating area for c. 20 persons.

The café area leads to the main kitchen area, together with a small baking / preparation kitchen and WC.

ACCOMMODATION

GROUND FLOOR

Café Seating Area	52 sq m	560 sq ft
Main Kitchen	23 sq m	250 sq ft
WC		
Total Area	84 sq m	904 sq ft





INVENTORY

The various fixtures and fittings within the ground floor commercial unit can be made available – further details on pricing upon request.

LEASE DETAILS

RENT:	£15,000 per annum
TERM:	Open to Negotiation
REPAIRS / INSURANCE:	Full Repairing and Insuring Lease
VAT:	All prices, outgoings etc are exclusive of, but may be subject to VAT.

NAV

From our review of the Land and Property Service online website, the NAV for the subject property is £2,850. The commercial rate in the pound for 2019 / 2020 is £0.628724.

Please note that all perspective tenants should make their own enquiries to confirm the NAV / rates payable.

EPC



FURTHER DETAILS



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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.