



**Instinctive
Excellence
in Property.**

For Sale

Long Established Café (Leasehold)

Boden Park Coffee Co
317 Ormeau Road
Belfast
BT7 3GB

CAFE





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Location

The café is prominently located on the Ormeau Road close to the junction with Park Road facing Cooke Centenary Church. The property is situated on a busy parade of commercial occupiers and benefits from strong footfall on this busy arterial route to Belfast city centre which is within one mile.

The immediate vicinity comprises primarily commercial uses with neighbouring occupiers such as Tesco Express, Centra and The Wine Co. whilst also benefitting from a densely populated surrounding area. Ormeau Park is opposite.

Description

The property is on the ground floor of an end terraced building of traditional construction known as "The Bakery". The mixed use old bakery building was refurbished in 2009 to a very high standard.

The subject comprises an open plan café area for 40 covers with WC,, kitchen and office areas. To the front entrance of the café there is an external seating area for 16 covers.

Finishes in the café include a tiled floor, painted walls, suspended ceilings with styled bulbs hanging from the ceiling. Seating is provided by low cushion style couches, free standing tables and chairs and a window bench with bar stools. Outside the seating is standard outdoor metal frame and chairs.

Accommodation

The property has been measured in accordance with RICS Code of Measuring Practice Sixth Edition, all areas being approximate: -

Ground Floor (excl. WC) : 876 sq ft 81 sq m

Fixtures & Fittings

An inventory of the fixtures and fittings to be included in the sale will be provided upon request.

Rates

We have been advised by the Land and Property Services website of the following rating information: -

Net Annual Value (NAV) - £11,700 (May be liable for small business relief)

Rate in the £ for 2020/2021 is £0.538166

Prospective purchasers should make their own independent enquiries to the LPS.

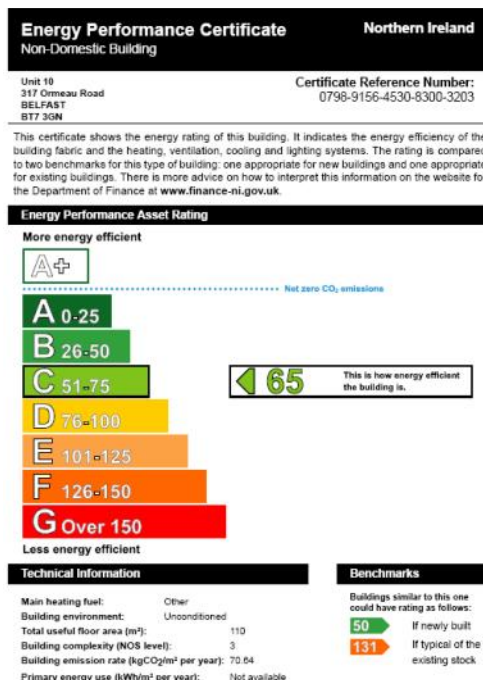
Accounts

These will be provided to bona fide purchasers upon request.

Lease Details

Term : 10 years with effect from 31st July 2013
Rent : £20,000 per annum exc.
Service Charge : £872 per annum approximately

EPC



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Full details will be provided as the purchaser will be required to comply with relevant legislation in respect of the employees.

Business

The owners have operated this business since 2013 and had built up a strong trading business supported by trading accounts. The subject offers the buyer the opportunity to acquire this well located opportunity in one of Belfast's busiest leisure districts. The business could be licensed to enhance its appeal, subject to planning.

VAT

All prices quoted are exclusive of and therefore may be liable to VAT.

Guide Price

Premium on application to acquire this leasehold café to include fixtures and fittings.

ENTRANCE



SEATING AREA



CAFÉ BAR



WINDOW VIEW



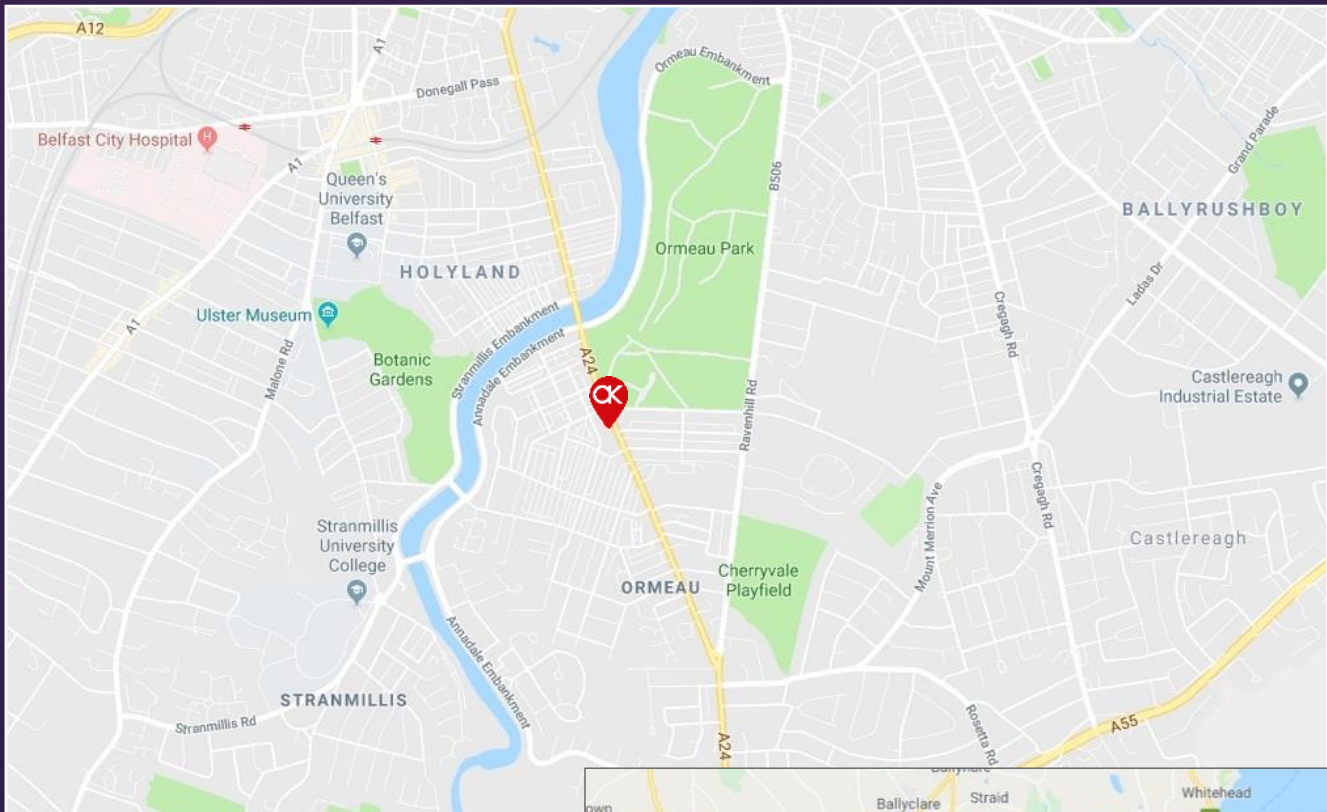
OFFICE



KITCHEN



Location Maps



Osborne King

The Metro Building
6-9 Donegall Square South
Belfast
BT1 5JA

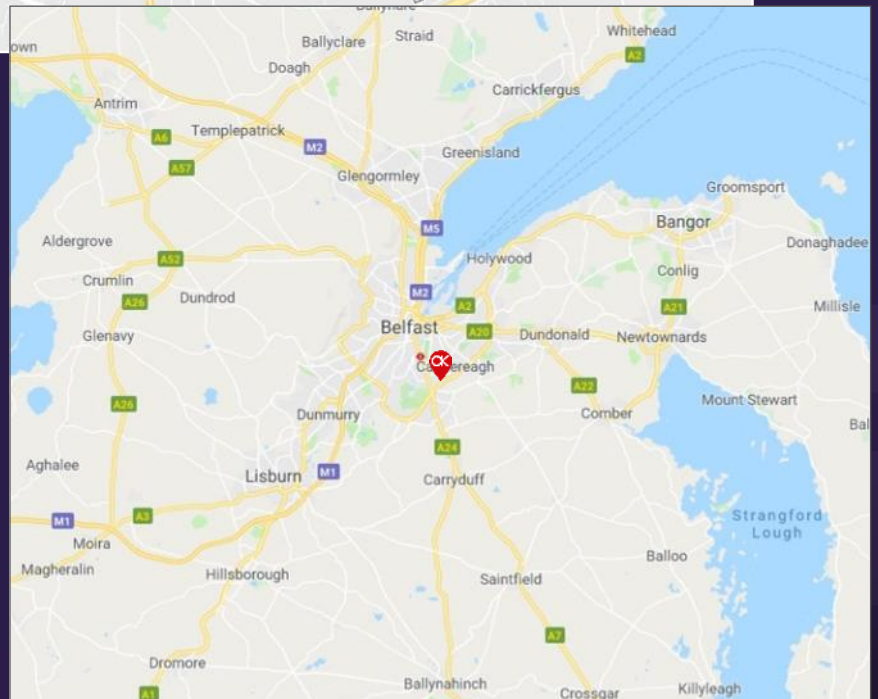
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FOR INDICATIVE PURPOSES ONLY



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MISREPRESENTATION ACT 1967

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