



**R A NOBLE & CO**

SPECIALIST PEDIGREE & COMMERCIAL LIVESTOCK  
AUCTIONEERS & ESTATE AGENTS

Your  
Local  
Property  
Experts.

# For Sale

Profitable Restaurant Business

‘Edfield Restaurant’  
5 Edfield Way  
Fivemiletown  
Co. Tyrone, BT75 0QH

COMMERCIAL  
INVESTMENT



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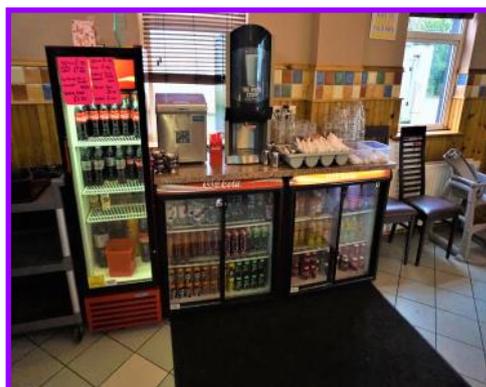
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## For Sale

### Profitable Restaurant Business

**'Edfield Restaurant'**  
**5 Edfield Way**  
**Fivemiletown**  
**BT75 0QH**

#### COMMERCIAL INVESTMENT



## Location

Fivemiletown is a thriving rural village in Co Tyrone which benefits from a large volume of passing traffic and a significant local population. The village comprises a great range of shops, schools and local amenities and serves as an important transport link to Enniskillen/Belfast.

## Description

The Edfield Restaurant is widely renowned by it's many consumers for its excellent standard of service and high quality food produce. The strong reputation upon which this thriving business has been built has been rewarded with an impressive annual turnover and thus presents a highly lucrative opportunity to owner occupier or investor alike to purchase the business and property which are offered for sale as a going concern. The Restaurant is fitted to an excellent standard throughout to include double glazed windows, PVC guttering/downpipes and ceramic tiled/ commercial lino flooring. The unit is ideally suited for purpose and provides a generous seating area for sit-in customers with excellent stores, chill facility, preparation rooms and toilet facilities to the rear of the unit. The restaurant also benefits from gas heating, fire alarm system and a CCTV monitoring system.

## Fixtures & Fittings

The business is available with all current fixtures and fittings included in the sale. A full list can be provided to Bona Fide purchasers upon request.

## Accounts

The Business Trading accounts can be made available to Bona Fide purchasers upon request.

## Accommodation

We have measured the property in accordance with the RICS Code of measuring practice 6th Edition on a net internal basis and would note the following approximate areas:-

Seating Area/Service Counter : 10.7m x 7.6m (874 Sq. Ft.)

Prep Kitchen: 6.4m 2.95m (203 Sq. Ft.)

Office: 3.1m x 2.2m (73 Sq. Ft.)

Store: 3m x 2.2m (71 Sq. Ft.)

Rear Store/Chill Room: 5.5m x 3.8m (225 Sq. Ft)

Total Net Internal Area: C. 1,450 Sq. Ft.

## Sale Details

Price on Application.

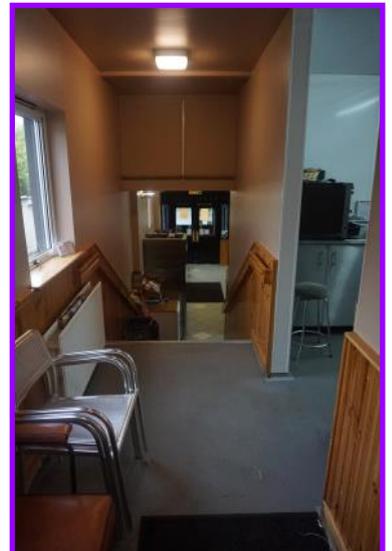
## Rates

We have been advised by the Land and property services of the following:

Estimated Annual Rates Payable for 2024/25: £2,854.23.

## VAT

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



# Location Maps



FOR INDICATIVE PURPOSES ONLY

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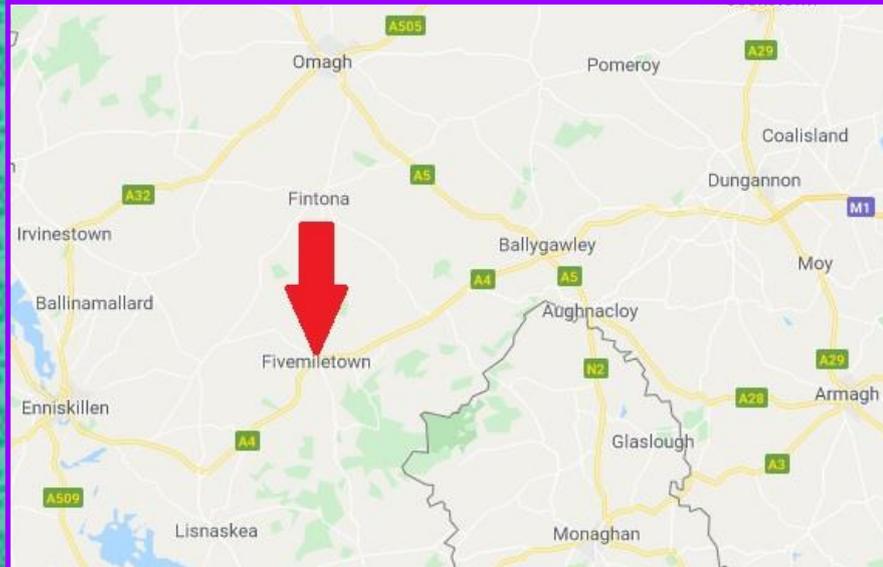
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**RICS**

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property  
professionalism  
worldwide

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*or would you like a Free valuation to advise what price you could expect if you decided to sell?*

Like many of our valued clients already have, give our professional team a call for a FREE no obligation confidential discussion on 02885548242 and we would be happy to assist you whatever property your enquiry relates to.

## MISREPRESENTATION ACT 1967

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