



78-90 Church Street, Ballymena, BT43 6DF

£7,500 Per annum

This busy town centre coffee shop/restaurant which is located in the "McKillens of Ballymena" complex in Church Street is a well established and popular catering entity, benefitting from the footfall through one of Ballymena's leading prestigious stores.

Internal business re-organisation now affords the opportunity for an experienced specialist caterer to acquire the existing restaurant fixtures and fittings and Lease the restaurant area within the store.

Lease

Negotiable terms, normal commercial internal repairing and insuring basis. The minimal term which will be considered is three years. Note: Only experienced caterers with a successful track record will be considered.

Rates

The estimated NAV is £5,000 (to be confirmed by Land and Property Services Agency). This would precipitate a Rates burden (2019/20 year) of circa £3,203 (subject to Small Business Rate Relief of either 25% or 20%, depending on exact NAV established).

Fixtures & Fittings

The complete fixtures and fittings currently in situ are available and will be the subject of an agreed Inventory at point of sale, the asking price for these is £10,000.

Goodwill

No premium is being sought for Goodwill. Turnover figures can be provided to Principals only, though the profit figures are not separately available, being part of the larger complex.

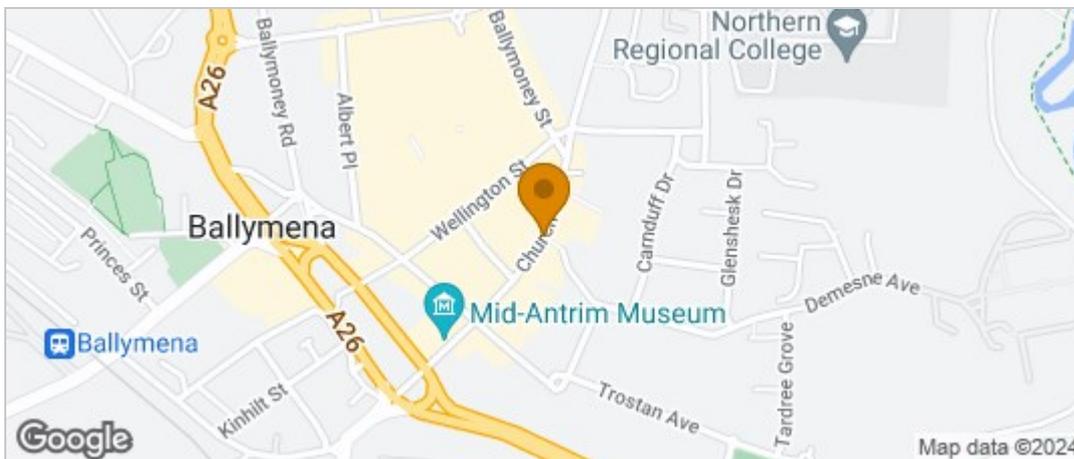
Staff and Opening Hours

Presently five staff members (some on a part-time basis).

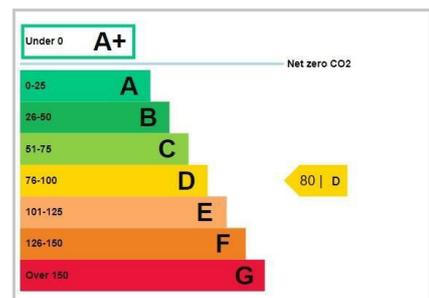
Opening hours: Monday to Saturday 9am - 5pm (with extended opening hours over the Christmas retail period).



Area Map



Energy Efficiency Graph



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