# FOR SALE / TO LET



CHARTERED VALUATION SURVEYORS

## Ground Floor Café 7 Victoria Avenue, Whitehead BT38 9QF











This is an ideal opportunity for an energetic entrepreneur, at minimum expense, to take over an existing trading café, which has been fitted out to a high standard.

The property is ideally situated adjoining the railway station. The café has a modern aluminium shop front, suspended ceiling with inset down lighters and pendant lights and an attractive tiled floor. It is presently laid out for 26 covers so with little effort could be transferred in the evenings for 'a dining experience'. Beyond the café is a large kitchen with generous storage. Oil fired central heating is installed.

SIZE

Café 535 sq.ft. (49.7 sq.m.) Kitchen / Stores / Offices 393 sq.ft. (36.5 sq.m.) Disabled W.C.

**PRICE** 

Sale £80,000 (excluding fixtures / fittings)

Rent £6,950 per annum

Fixtures and Fittings Offers around £15,000

54 High Street Holywood BT 18 9AJ Telephone +44 (0)28 9042 4747

E-MAIL: dee@trcommercial.co.uk



**RATES** NAV £4,100

Rates payable 2017 / 2018 £2,337.15

Rates currently unavailable for 2017 / 2018

VAT May be applicable to the above

**LEASE** Minimum of 5 years; Tenant responsible

> for rates, internal repairs and shopfront; re-imbursement of proportionate cost of buildings insurance to Landlord

**EPC** E-52

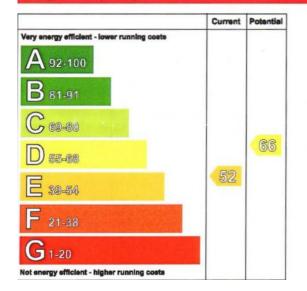
**VIEWING** Strictly by appointment with Sole Agent

028 9042 4747





## **Energy Efficiency Rating**





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