

# FOR SALE / TO LET

## 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	<b>£80,000 (excluding fixtures / fittings)</b>
Rent	<b>£6,950 per annum</b>

<b>Fixtures and Fittings</b>	<b>Offers around £15,000</b>
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54 High Street Holywood BT18 9AJ Telephone +44 (0)28 9042 4747

E-MAIL: [dee@trcommercial.co.uk](mailto:dee@trcommercial.co.uk)

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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



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