# **BUSINESS FOR SALE**



Belfast Tea and Coffee Company 107 Royal Avenue, Belfast BT1 1FF







#### **LOCATION**

This thriving Coffee Shop /Bistro is located on the edge of the Cathedral Quarter in Belfast City Centre, within a very busy retail and office area. It is situated on Royal Avenue adjacent to the junction with North Street. It is in close proximity to Castle Court Shopping Centre and the expanded University of Ulster Campus at York Street. The footfall will rapidly grow with this development, with over 16,000 students. Neighbouring occupiers include Belfast Central Library, CS Supplies, The Money Shop and Dawsons Music.





## **DESCRIPTION**

The subject unit is a prominent Coffee Shop with extensive seating areas. It has a full height glazed shop front which lets in plenty of natural light, along with electric roller shutter. It is fitted to an excellent standard to include solid floor overlaid with laminate wood and vinyl tiles, exposed and painted brickwork, feature lighting and low voltage recessed lighting, exposed and painted feature columns plus disabled access WC to the rear. Seating for approx 32 covers at ground floor level, mezzanine seating for approx 16 covers and outside seating with 4 tables. There is additional accommodation on the first floor providing Offices and Storage.

54 High Street Holywood BT18 9AJ Telephone +44 (0)28 9042 4747

Templeton Robinson Commercial is the trading name of Templeton Robinson Commercal (NI) LLP. NC001518

Misrepresentation Act 1967: The premises are offered subject to contract, availability and confirmation of details. The particulars do not form any part of a contract and whilst believed to be correct no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied on as statements of fact. Any interested purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The Vendor's or Lessors do not make or give TRC or any person in its employment, any authority to make or give any representations or warranty whatsoever in relation to this property. Unless otherwise stated all prices and rentals are exclusive of VAT to which they may be subject.

e-mail: dee@trcommercial.co.uk





#### CHARTERED VALUATION SURVEYORS

#### **OPPORTUNITY**

This is an excellent chance for the right person or company looking to invest in a well established and thriving business in a prime city centre location, offering an immediate walk in trading opportunity. There is also excellent potential for expansion and possible rebranding /franchising.

**Price:** Reduced to £85,000 exclusive for lease,

goodwill, fixtures and fittings.

Available to genuinely interested **Accounts:** parties and once proof of funding

established.









### **ACCOMMODATION**

#### **Ground Floor**

Coffee Shop c.846 sq.ft. (78 sq.m.) Kitchen Area c.63 sq.ft. (5.9 sq.m.) Mezzanine Seating c.275 sq.ft. (27 sq.m.)

Plus WC

First Floor

Offices c.462 sq.ft. (44 sq.m.)

**Total Accommodation** c.1,583 sq.ft. (149 sq.m.)







#### CHARTERED VALUATION SURVEYORS





£18,000 pa

Full internal repairing and insuring basis Repairs / Insurance:

including shop front.

Service Charge: Levied to cover landlords reasonable

costs in maintaining the common areas and

exterior of the building.

**TUPE** The coffee shop is offered for sale and the

> purchase will be required to comply with the current TUPE legislation and employment.

**FIXTURES AND FITTINGS** Full inventory available upon request.

**RATEABLE VALUE** 

**LEASE DETAILS** 

Rent:

**Ground Floor** Café NAV **TBC** First Floor Offices NAV **TBC** 

VAT All rents quoted are exclusive of VAT,

which may be chargeable.

**EPC** E-III

**VIEWING** By appointment with Agent 028 9042 4747

**JOINT AGENT** 

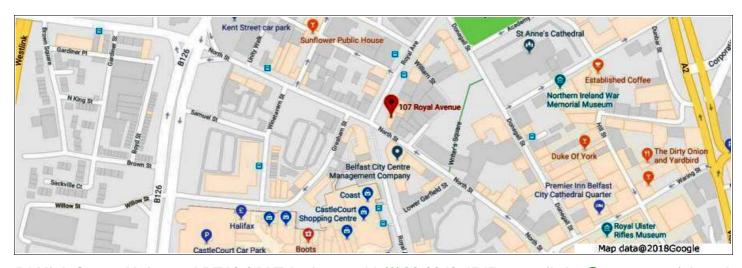


COMMERCIAL

Contact: Tony Donnelly Martin Lavery 028 9032 4555







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