

# 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

e-mail: [dee@trcommercial.co.uk](mailto:dee@trcommercial.co.uk)

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### 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.**

**Accounts:** **Available to genuinely interested 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 Plus WC	c.275 sq.ft.	(27 sq.m.)

#### First Floor

Offices	c.462 sq.ft.	(44 sq.m.)
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<b>Total Accommodation</b>	<b>c.1,583 sq.ft.</b>	<b>(149 sq.m.)</b>
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### LEASE DETAILS

Rent: £18,000 pa

Term: 6 Year lease from 1st February 2018

Repairs / Insurance: Full internal repairing and insuring basis 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

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



Contact:  
Tony Donnelly  
Martin Lavery  
028 9032 4555



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