

# BUSINESS FOR SALE

The Phoenix  
6 Market Street, Bangor BT20 4SP



### Location

The subject property is located on **Market Street, Bangor** at first floor level. Bangor is located approximately 14 miles east of Belfast. Market Street is located just off Main Street, in the town centre. Neighbouring occupiers include Asda, The Zip Yard, Café Taste and Barber Studio.

### Description

This is a long established Chinese restaurant business for sale, trading for over 20 years as The Phoenix. Available immediately and fully equipped. It is arranged as restaurant with 30+ tables, private function room, fitted working kitchen with delivery area, bar and seating / waiting area.



### ACCOMMODATION

Bar/Waiting Area	c.327 sq.ft.	(30.4 sq.m.)
Main Restaurant	c.843 sq.ft.	(78.3 sq.m.)
Function Room	c.358 sq.ft.	(33.3 sq.m.)
plus male and female customer W.C's		
Kitchen (in 2 sections)	c.350 sq.ft.	(32.5 sq.m.)
Storage	c.273 sq.ft.	(25.4 sq.m.)
plus staff W.C.		
<b>Total Accommodation</b>	<b>c.2,151 sq.ft.</b>	<b>(200 sq.m.)</b>



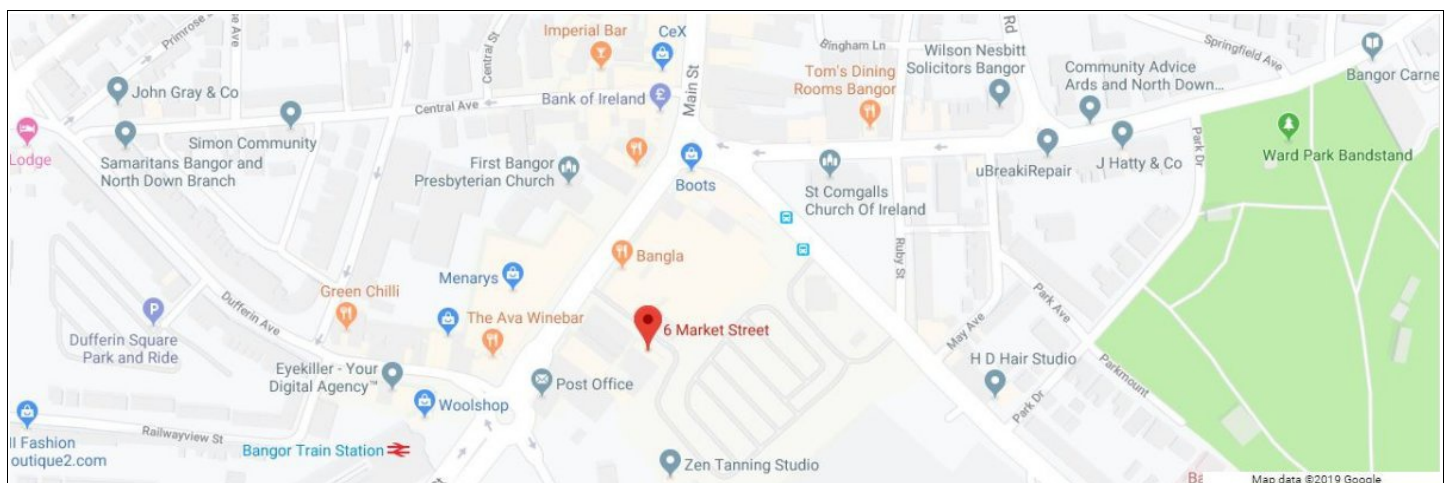
**54 High Street Holywood BT18 9AJ Telephone +44 (0)28 9042 4747**

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

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<b>OPPORTUNITY</b>	This is an excellent chance for the right person or company looking to invest in a well established and thriving business, offering an immediate walk-in trading opportunity.	
<b>PRICE</b>	<b>Seeking offers around £20,000 excl. for lease, goodwill, fixtures and fittings</b>	
<b>VAT</b>	Price quoted is exclusive of VAT, which may be chargeable	
<b>ACCOUNTS</b>	Available to genuine interested parties and once proof of funds established	
<b>RENT</b>	Current passing rent £11,650 excl. (£11,165 pm gross)	
<b>LEASE</b>	Further details on request. Expires 2023	
<b>RATES</b>	NAV	£4,950
	Rates payable 2019/20 with 25% SBRR	£2,115.52
<b>EPC</b>	C-69	
<b>VIEWING</b>	By appointment with Sole Agent 028 9042 4747	



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