

TO LET

Fully Fitted Café/Restaurant Opportunity Moira Canal Bistro Café, Ballycanal, Moira



LOCATION

The subject property is located adjacent to the Moira Canal and Towpath, just a two minute walk from Moira train station. It is approx 25 miles south west of Belfast in close proximity to junction 9 (Moira roundabout) of the M1. Moira is regarded as the meat capital in Northern Ireland and the town is well known for its local produce.

DESCRIPTION

The Café is fully fitted and ready to go. There is seating for 45 covers in two large interlinked rooms with excellent views of the surrounding countryside and plenty of on-site car parking. There is also a children's play park area, barbeque station and picnic benches.

ACCOMMODATION

Café Seating	c.757 sq.ft.	(70.3 sq.m.)
Kitchen	c.239 sq.ft.	(21.3 sq.m.)
Utility/Store	c.97 sq.ft.	(9.5 sq.m.)
Plus disabled access W.C.		
Total Accommodation	c.1,093 sq.ft.	(100.6 sq.m.)



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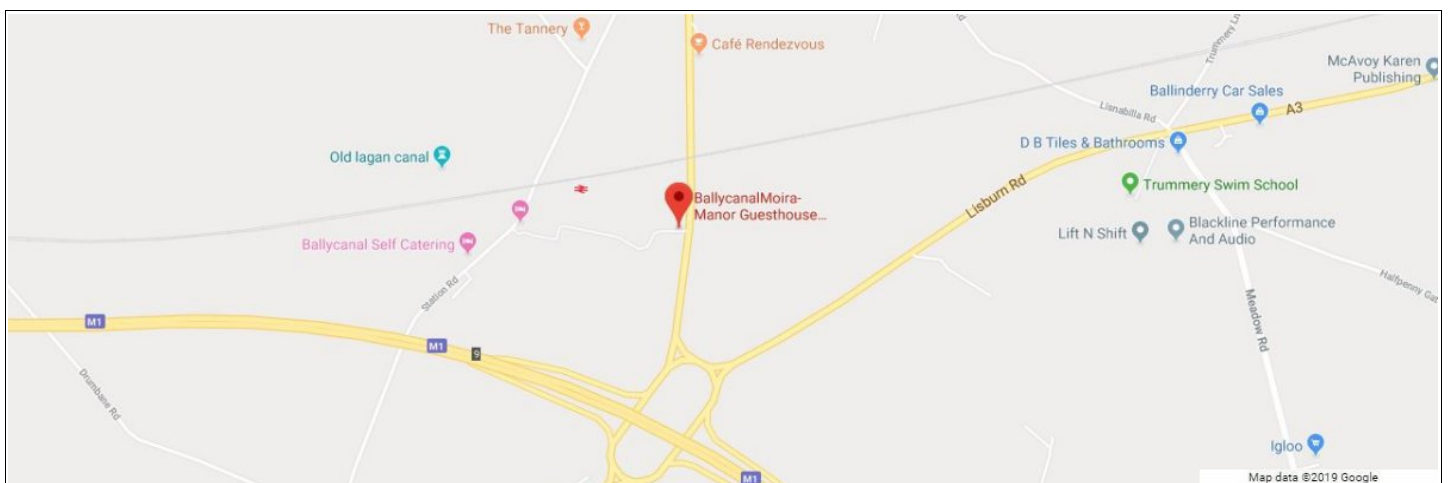


OPPORTUNITY

This is an excellent chance for the right person or business looking to invest in a café/bistro/restaurant, offering an immediate walk in opportunity with everything set up and ready to go. There is also the ability to link in with the existing and adjacent Ballycanal Guesthouse and Country Self Catering Cottages that can sleep up to 50 people.

LEASE DETAILS

RENT	£12,000 per annum excl.
TERM	Minimum 5 years
REPAIRS/INSURANCE	Full Internal Repairing and Insurance basis
VAT	All prices are quoted exclusive of VAT, which be chargeable
RATES	To be reassessed
EPC	TBC – awaiting cert.
VIEWING	By appointment with Sole Agent 028 9042 4747



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