

TO LET

Fully Fitted Café/Restaurant Opportunity with Excellent Outside Space
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 excellent seating for 45 covers in two large interlinked rooms to allow for social distancing measures along 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 allowing for plenty of scope for social distancing plus ample outdoor space suitable for pods.

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.

Plus ample outdoor space suitable for pods

Total Accommodation c.1,093 sq.ft. (100.6 sq.m.)



54 High Street Holywood BT18 9AJ Telephone +44 (0)28 9042 4747 e-mail: gareth@trcommercial.co.uk

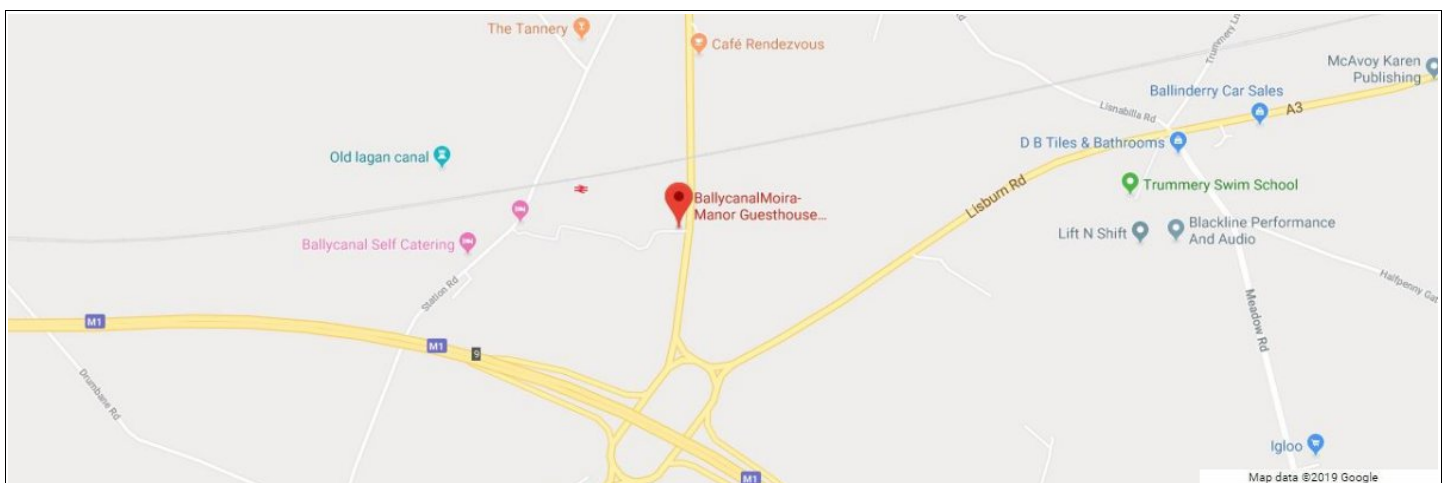
Templeton Robinson Commercial is the trading name of Templeton Robinson Commercial (NI) LLP. NC001518
 Misrepresentation Act 1967: The premises are offered subject to contract, availability and confirmation of details. The particulars do not form any part of a contract and whilst believed to be correct 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 Vendors 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.

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 may be chargeable
RATES	To be reassessed
EPC	C-59
VIEWING	By appointment with Sole Agent 028 9042 4747



54 High Street Holywood BT18 9AJ Telephone +44 (0)28 9042 4747 e-mail: gareth@trcommercial.co.uk

Templeton Robinson Commercial is the trading name of Templeton Robinson Commercial (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 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.

