

319 Antrim Road  
Newtownabbey BT36 5DY

T: 028 90 832 832  
[colingrahamresidential.com](http://colingrahamresidential.com)

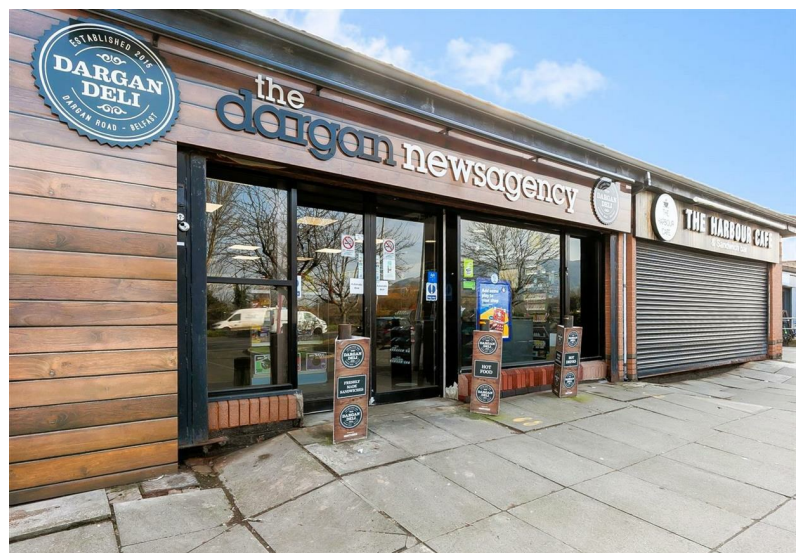


## 'The Dargan Newsagency & Deli' 9 Dargan Road, Belfast, BT3 9JU

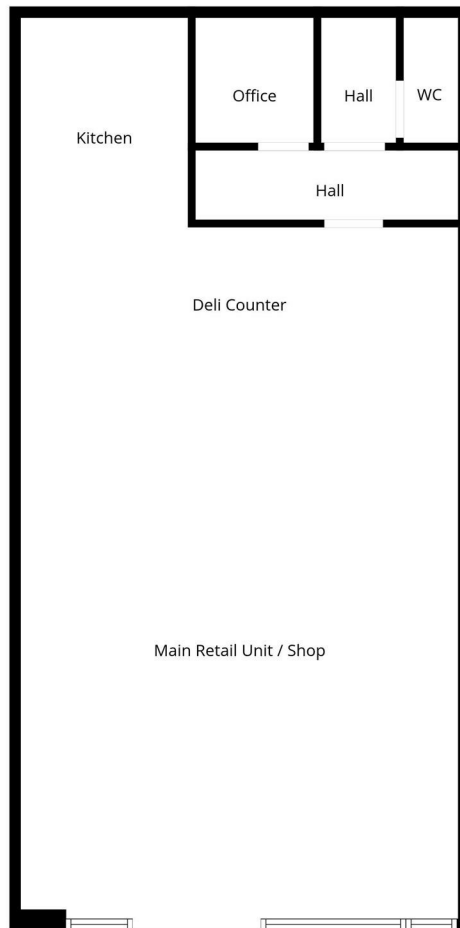
- Exciting Business Opportunity
- Prominent And Convenient Trading Position
- Deli Counter, Coffee Station, Lottery Sales
- Current Lease With c.9 Years Remaining
- Generous Car Parking Facilities
- Established & Profitable Newsagency & Deli
- Diversified Income Streams
- Staff Kitchen; Office; Washroom Facilities
- Gas And Electric Services To Premises
- Ready For Immediate Occupation

Offers Over £119,950

EPC Rating



# 'The Dargan Newsagency & Deli' 9 Dargan Road, Belfast, BT3 9JU



ies Only And Is Not To Scale

## PROPERTY DESCRIPTION

### ACCOMMODATION

Aluminium framed, double glazed sliding double doors with matching side screens, leading into:

### MAIN RETAIL UNIT / SHOP 41'6" x 20'5"

#### (wps)

Tiled floor covering. Suspended ceiling tiles with lighting tiles inset. Reception counter with integrated storage and shelving. Ceiling-mounted hot and cold air conditioning unit. Open to:

### DELI COUNTER

Glass display cabinet set on split level melamine work bench. Space for under counter fridge. Separate preparation work bench with integrated shelving and stainless steel circular sink unit. Access into:



## KITCHEN & FOOD PREPARATION AREA

Range of burners, cookers, hot plate, fridge freezer and dishwasher (available via separate negotiation). Stainless steel sink unit with mixer tap and draining bay. Suspended ceiling tiles with lighting inset. Extractor fan. Non slip vinyl floor covering.

## REAR HALL

Built in store. Suspended ceiling tiles. Tiled flooring. Light and power points.

## OFFICE 5'11" x 5'4"

Suspended ceiling tiles. with lighting inset Tiled flooring. Power points.

## WASHROOM FACILITIES

White two piece suite comprising wash hand basin and WC. Instant water heater and tiled splashback over sink. Suspended ceiling tiles. Tiled flooring.

## EXTERNAL

Communal car parking spaces front and rear finished in tarmac.

## EPC RATING: C52

## IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Fixtures and fittings available via separate negotiation. Lease renewal and/or extension to be negotiated separately through Savills, Belfast. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.





*Exciting opportunity to purchase a well established and profitable newsagency and delicatessen business, together with leasing the trading premises which benefits from access to generous communal parking facilities, occupying a prominent position situated off Dargan Road, Belfast.*

*The business has been carefully nurtured to provide a one-stop-shop boasting a loyal customer base and strong, consistent turnover, offering diversified income streams to include traditional confectionery and convenience items, coffee station, lottery, and fresh deli food sales to attract buyers. The market for these businesses is currently active, particularly for owner-operators or those looking to expand into convenience retail.*

*The property has been refurbished over the years to provide a well-fitted shop with recent upgrades to frontage and fixtures encompassing a separate deli counter service area, staff kitchen, rear office/stock room, and washroom facilities. The leased premises further benefits from gas and electric services, with access to generous car parking areas front and rear.*

*This entrenched business allows any new buyer the ability to continue trading immediately with fixtures and fittings available via separate negotiation. The current lease (managed by Savills, Belfast) has c.9 years remaining with the landlord open to further extending the lease period (subject to market value, terms and conditions at time of negotiation).*

*The business attracts a very loyal customer base, further enhanced by a prime trading*



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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