COLIN GRAHAM RESIDENTIAL

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'The Harbour Cafe' 7 Dargan Road, Belfast, BT3 9JU

- Exciting Business Opportunity
- Prominent And Convenient Trading Position
- Capacity To Comfortably Seat c.35 People
- Current Lease With c,30 Months Remaining
- Generous Car Parking Facilities
- Popular & Profitable Bistro Café
- Offering Hot Food, Takeaway & Deli Counter
- Customer & Staff Bathroom Facilities
- Gas And Electric Services To Premises
- Ready For Immediate Occupation

Offers Over £99,950

EPC Rating

'The Harbour Cafe' 7 Dargan Road, Belfast, BT3 9JU

PROPERTY DESCRIPTION

ACCOMMODATION

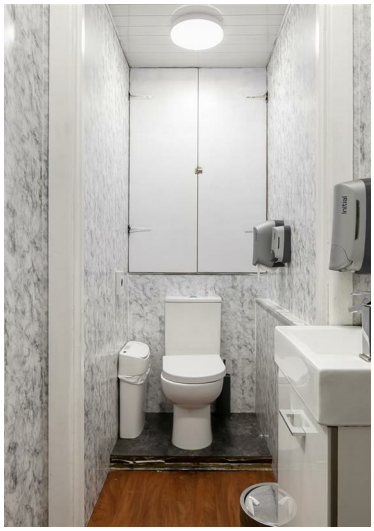
Aluminium framed, double glazed front door with matching dual aspect windows leading into:

MAIN RETAIL UNIT / CAFE 27'6" x 20'8"

Wood effect lino floor covering. Suspended ceiling tiles with lighting tiles inset. Reception and deli counter with integrated storage and shelving. Range of glass display cabinets Under counter fridge. Servers hatch open to kitchen.

KITCHEN 14'7" x 13'8"

Range of stainless steel food preparation benches with two separate sinks. Range of burners, cookers, fryers and hot plate. Integrated stainless steel fridge freezer and separate freezer. Dishwasher. Suspended ceiling tiles with lighting tiles inset. Extractor fan. Tiled floor.



WASHROOM FACILITIES 9'11" x 3'1"

White two piece suite comprising vanity unit with wash hand basin and WC. Wood effect lino floor covering. PVC panelling to walls and ceiling.

REAR HALL

Wood effect lino floor covering. Fire exit door with steel shutter. Alarm panel.

STAFF WC

White two piece suite with wash hand basin and WC. Tiled floor. Water tap.

EXTERNAL

Communal car parking spaces front and rear finished in tarmac.

EPC RATING: D84

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.

CUSTOMER DUE DILIGENCE

`As an estate agency, we are legally required to verify the identity of every vendor and purchaser involved in a property transaction. This is required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and applies to all estate agents in the United Kingdom.

These checks are carried out on our behalf by a third-party provider (Credas). A charge of £25+VAT (£30) per person applies. For example, a couple would pay £50+VAT (£60).

The fee is non-refundable. We are unable to proceed with the transaction until all checks have been completed.

Any information you provide will be used only to meet our legal obligations and will be handled in line with UK data protection law.

[redacted]

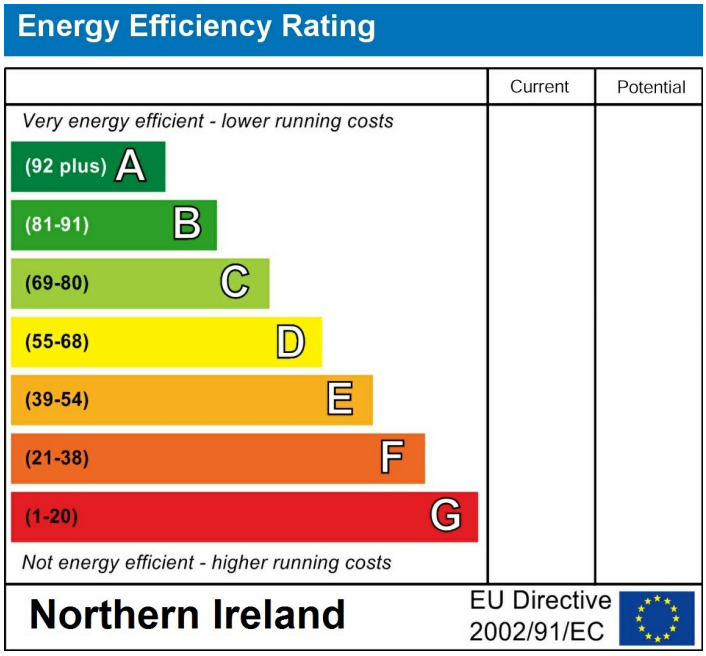
Exciting opportunity to purchase a popular and profitable bistro café business offering a range of food to either sit in or takeaway, together with leasing the trading premises which benefits from access to generous communal parking facilities, occupying a prominent position situated off Dargan Road, Belfast.

The property has been refurbished over the years to provide the thriving bistro with an extremely attractive and quirky space encompassing an open plan design, providing the capacity to seat c.35 people comfortably. The leased premises further benefits from gas and electric services, with accommodation comprising main retail unit/seating area, deli counter, kitchen, separate customer and staff bathroom facilities, and access to generous car parking areas front and rear.

The property is fitted out to a high standard to allow 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.30 months 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 position and is being tendered for sale due to our clients' desire to take early retirement. Business accounts for the previous 3 years trading can be provided on request to those who portray a genuine interest of purchase.

Early viewing strongly recommended to avoid disappointment.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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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Awards

Belfast Telegraph PROPERTY AWARDS 2018 in partnership with electric ireland

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Shortlisted TheNegotiator Awards 2018

Shortlisted TheNegotiator Awards 2019

THE INVESTORS IN PEOPLE AWARDS 2019 Finalist

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