FOR SALE - CAFÉ LE PETIT ORMEAU - GOING CONCERN BUSINESS

FRAZER KIDD

272-274 ORMEAU ROAD, BELFAST, BT7 2GB



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Location

Le Petit Ormeau is situated in a prime location on one of Belfast's main arterial routes.

The premises benefit from being located within a small commercial parade with a large paving area immediately outside the café, providing for outdoor seating.

Ormeau Road is now recognised as being one of Belfast's best trading arterial routes, as it is both a major link in and out of Belfast City Centre and also enjoys the benefit of having an extremely dense residential catchment, with substantial housing areas located between the Ormeau Road and Ravenhill Road and between the Ormeau Road and Annadale Embankment.



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Property Description

- The property is a mid-terrace double fronted single storey unit that has been fitted out to an extremely high standard.
- The café has a large paved area in front of the property that can be used for outdoor seating.
- Internally the café is fitted with plastered and painted walls and ceilings, air conditioning, feature ceramic tiled walls, recessed low voltage lighting and a fully fitted kitchen.
- The property is secured by external roller shutters.
- The café benefits from circa 38 internal covers and circa 14 external covers.

The Business

Within a period of five years Le Petit Ormeau has established itself as one of Belfast's best loved and most well-known cafes. The business has been featured in a variety of publications and has also obtained TV exposure on Sky Sports.

"Little Piece of Heaven" - Sunday Life

"Fabulous Daytime Joint" - Belfast Telegraph

"The Perfect Spot for a Morning Coffee" - Easy Jet Magazine

Accommodation

• The premises has an approximate gross internal area of circa 810 sq ft.

Fixtures, Fittings and Equipment

• An inventory of the fixtures, fittings and equipment to be included in the sale is available upon request.

Accounts

Full accounts will be provided to bona fide interested parties upon request.

VAT

All figures quoted are exclusive of VAT, which may be payable.

TUPE

Full employee details will be provided upon request. The purchaser will be required to comply with any relevant legislation in respect of the employees.

Opportunities

The owner presently concentrates on day time trade, up to 3:30pm, and opens on the occasional evening.

There is a scope for the premises to open longer hours.

The café at present is not licenced and there may therefore be an opportunity to seek a licence if so desired.

Lease Details

The premises are currently held under lease incorporating the following main terms:-

Lease Term: 10 years commencing 25 February 2011

Current Rent: £18,000 per annum

Repair: The tenant to keep the premises in a good state of repair and condition, but no better than that as at the commencement of the lease term, as evidenced by a schedule of condition.

Guide Price

Details to be provided to bona fide purchasers upon request. Stock to be sold at valuation at date of completion.

Viewing

Strictly by appointment with the sole selling agents:

Frazer Kidd T: 028 9023 3111 E: mail@frazerkidd.co.uk



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