



Location

The subject property is located on Tennent Street, which runs between the Shankill Road and the Crumlin Road in North Belfast, within a densely populated residential area.

Description

Both the property and the Going Concern business are being offered for sale together.

The property consists of a two storey mid terrace property, with the ground floor being used as a Newsagents, with the first floor being used for storage.

The Going Concern business is a well-established, profitable business which has been trading for approximately twelve years, and which sells a range of products such as newspapers, confectionary, drinks, sandwiches, microwavable meals, National Lottery tickets, Coffee and also has a Cash Machine and a Pay Point.

Accommodation

We calculate the approximate Net Internal Areas to be as follows:-

Ground Floor

Sales Area	24.89 sq m	(268 sq ft)
Kitchen:	5.44 sq m	(59 sq ft)
Store	9.10 sq m	(98 sq ft)

First Floor

Store	16.42 sq m	(177 sq ft)
W/C		
Total	55.85 sq m	(601 sq ft)

Price

Offers invited in the region of £140,000 for the property and the Going Concern Business.

VAT

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

Accounts

Accounts can be made available by appointment to interested parties who have undertaken a viewing of the premises.

Title

It is assumed that the property is held by way of Freehold or very long Leasehold, subject to the payment of a nominal Ground Rent.

Rates

We are advised by Land & Property Services of the following-

NAV: £1,450

Rate in £ (2020-2021): 0.5382

Rates Payable: £780 per annum approx.

We recommend that you verify these figures with Land & Property Services.

EPC

D97.

Viewing

Strictly by appointment with the Sole Selling Agents:

Frazer Kidd

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**FRAZER
KIDD**

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