



**Mauds Cafe, 67 Ballygomartin Road**

Belfast, BT13 3LB

Offers in the region of

**£25,000**



# Mauds Cafe, 67 Ballygomartin Road

, Belfast, BT13 3LB

Offers in the region of £25,000



Mauds Cafe Shop and Eagle Deli for Sale – Prime Location on Ballygomartin Road, Belfast.

Located on the cusp of North/West Belfast, this well-established cafe offers a turnkey business opportunity in a highly regarded area.

High Footfall Location – Situated on the popular Ballygomartin Road, surrounded by local businesses, schools and residential housing ensures a steady stream of walk-in customers.

Fully Equipped & Ready to Trade – The shop comes fully fitted with everything you need to get going quickly including Deli display fridges, coffee machines, fridges and freezers plus a lot more! Just walk in and start selling!

Strong Local Reputation – Benefitting from existing loyal footfall.

Enquiries & viewings by appointment only

#### ADDITIONAL INFORMATION

Rent: £250pw (£13,000 per annum)

Rates: c. £2932 per annum



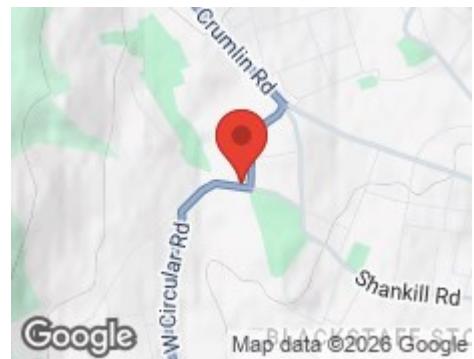
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

**VIEWING STRICTLY BY APPOINTMENT WITH OUR OFFICE**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.