

ULSTER PROPERTY SALES

UPS

DONAGHADEE BRANCH

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0AQ

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**25-27 NEW STREET,
DONAGHADEE, BT21 0AG**



Located in the vibrant heart of Donaghadee, this established and thriving coffee shop presents an exceptional opportunity for prospective buyers. Located on New Street, the property benefits from the bustling atmosphere of this fast-growing seaside town, which boasts a delightful array of amenities, including shops, bars, and restaurants, making it an ideal spot for both locals and visitors alike.

The coffee shop has enjoyed a successful trading history for many years, establishing a loyal customer base and a strong reputation within the community. The sale includes not only the business itself but also the stock, goodwill, fixtures, and fittings, providing a seamless transition for the new owner. Additional purchase options are available, allowing for flexibility in your investment.

The interior of the property is finished to a high standard, featuring a spacious seating area that invites patrons to relax and enjoy their coffee. The well-equipped kitchen is designed for efficiency, ensuring that the business can continue to operate smoothly. Additionally, the premises include a client WC and ample storage space, catering to the practical needs of a busy coffee shop.

This is a rare chance to acquire a well-established business in a picturesque seaside location, perfect for those looking to invest in a thriving community. Whether you are an experienced entrepreneur or a first-time buyer, this coffee shop offers a promising venture in a charming setting.



Key Features

- Prominent Commercial Unit On the Seafront In Donaghadee
- Located In A Thriving Coastal Town With Excellent Footfall And Range Of Amenities
- Large Seating Area, Client WC, Storage, Kitchen - Circa 1550 Sq Ft
- Fully Fitted Commercial Kitchen With A Range Of Appliances
- Sale To Include Stock, Fixtures, Fittings And Goodwill
- Accounts Available On Request



Main Seating Area

Wood effect flooring, views over Donaghadee harbour and seafront.

Kitchen

Range of equipment available.

WC

White suite comprising low flush wc, wash hand basin, tiled flooring.

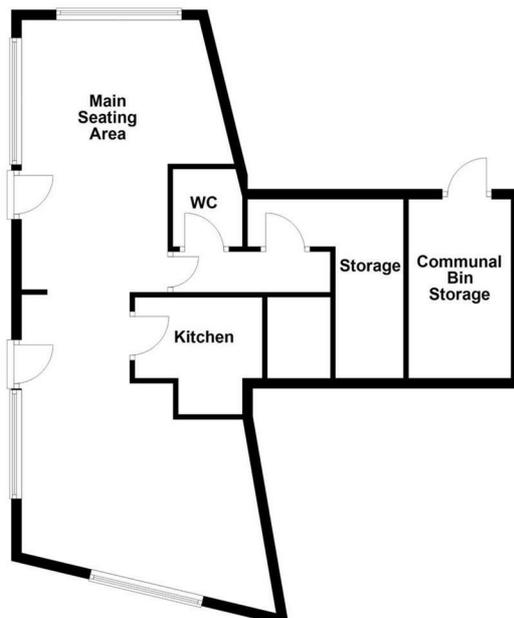
Extra Information

Prominent location, high standard of finish, purchase options available.





Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	85
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Questions you may have. **Which mortgage would suit me best?**

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 9188 8000.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.

We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

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