

# Ice Cream Franchise Business

Bangor,

*Offers Over*



**Ice-Cream**

Business For  
Sale

**VICTORIA**  
**PINKERTON**

[victoriapinkerton.co.uk](http://victoriapinkerton.co.uk)

A unique opportunity to acquire a stunning Ice Cream Franchise business, situated in the heart of the coastal city of Bangor, Co. Down. The business has an excellent reputation for providing great ice cream and benefits from a wide client base of customers coming from far and wide to visit. The premises have been fitted

out to an exceptionally high specification with a range of modern equipment and appliances. The Business benefits from a good social media presence and a modern website aiding in attracting many customers from across Northern Ireland. The business is situated in the thriving city of Bangor with the picturesque

Bangor Seafront and Marina nearby.

Leased Premises With Balance Of 5 Year Lease (From 2018 - Longer Term Available). Current Rent £800 Per Month Plus Vat And Rates

Financial Accounts Can Be Made Available To Bona Fid Parties Only On Request

## PROPERTY FEATURES

- Well Established And Profitable Ice Cream Shop Franchise Business For Sale
- Highly Prominent Location Near To Bangor Seafront & Marina
- Ground Floor Area Approx. 650 Sq Ft (60.4 sq m)
- First Floor Area Approx. 650 Sq Ft (60.4 sq m)
- Oil Fired Heating System
- Double Glazed Windows
- Modern Premises Fitted Out To An Exceptionally High Standard
- Secure Premises With Roller Shutter, Grills And CCTV
- Fully Equipped
- Stock To Be Purchased At Valuation



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Not specified 

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# PROPERTY MEASUREMENTS

Main Shop Area 47'2" x 11"8

Glazed entrance door and side screens, black powder coated frame and roller shutter shop front with branded signage, 2 digital Advertising screens, Large customer area with 12 Nappela Freezer serve over, custom counters with 2 chocolate fountains and 21 toppings cut outs, 4 bowl Ice cream maker, counter with Pay station, stainless steel hand wash station, 3 door under counter chiller.

Coffee station with coffee machine and grinder, 2 smoothie machines, crepe plate, counters and high level displays, digital Menu board, suspended ceiling with led lighting and air conditioning. Area leads to open plan area with seating for c 25 customers ( Currently Not in use but available).

Rear Preparation Area 9'3" x 6'11"

With wall tiling, recently upgraded, extraction system, dual pan fryer with baskets, 2 door chilled preparation table, fire protection equipment, access to stairwell leading to upper floors.

Rear Chill Room 12'6" x 10'0"

Nonslip flooring, wall shelving, 2 upright stainless steel freezers, 1 upright Stainless steel fridge, commercial stainless steel sink with drainer, plumbed for dish washer area, wall shelving, electric fly killer.

Store Room 13'3" x 11'8"

Store Room 2 12'1" x 12'0"

Store Room 3 12'1" x 10'5"

Toilet

With low flush WC, wash hand basin

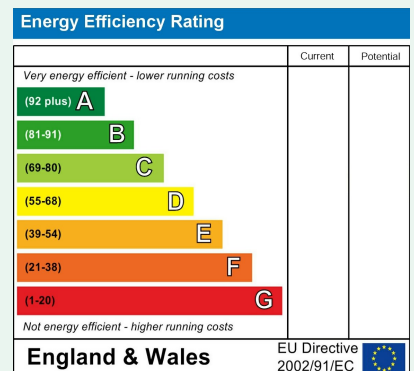
Office 9'9" x 5'4"

Ambiant Store 11'1" x 10'1"

REQUIRED INFO UNDER TRADING STANDARDS GUIDANCE

## Energy Efficiency Rating

The rating for this property is:



\* For your information: The UK average rating is 'E50'.



WHAT3WORDS: word.word.word

**Bangor & Donaghadee**  
125 Main Street, Bangor BT20 4AE  
028 9147 9393

**Ballyholme**  
88a Groomsport Road, Bangor BT20 5NF  
028 9147 9444

**Comber & Ards**  
7a The Square, Comber BT23 5DX  
028 9140 4100

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