

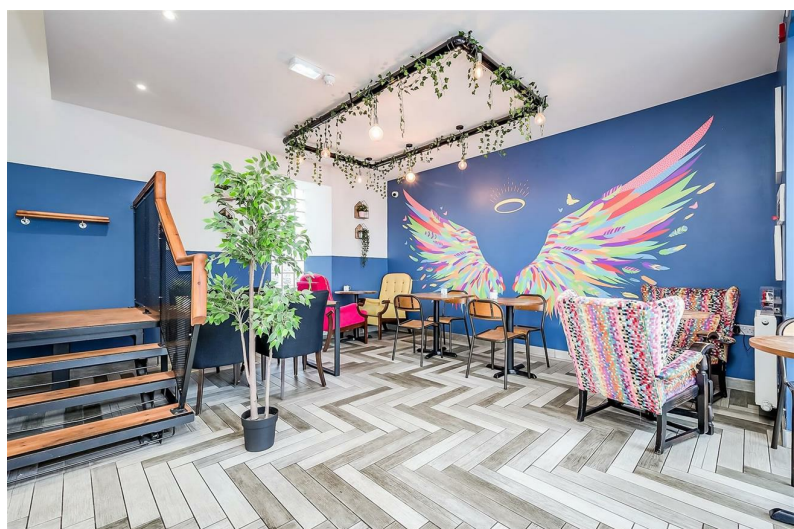
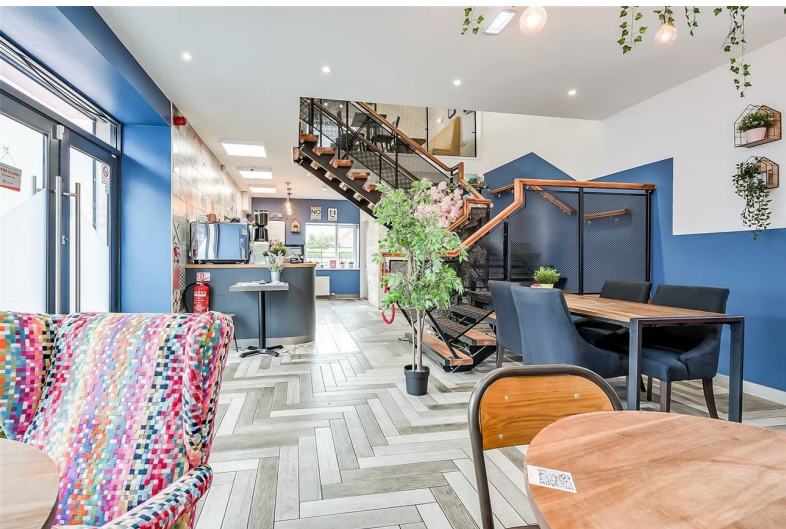


## 'The Corner House', 183 - 185 Ballyclare Road, Newtownabbey, BT36 5DY

- Two Storey Commercial Premises (c.2,000 Sq Ft)
- Prime, Corner Trading Position
- Open Plan Design; Capacity To Seat 50 People
- Remote Controlled Shutter Doors; Alarm; CCTV System
- Convenient Location; Immaculately Presented
- Substantially Extended And Refurbished
- Recently Utilised As Bistro Cafe
- Gas Heating; PVC Double Glazing
- Parking Facilities; External Seating Area
- Ready For Immediate Occupation

Offers Over £179,950

EPC Rating



183 - 185 Ballyclare Road, Newtownabbey, BT36 5JP



## PROPERTY DESCRIPTION

### ACCOMMODATION

#### BISTRO

Remote controlled roller shutter.

#### RECEPTION ENTRANCE, SHOP COUNTER AND SEATING 34'4" x 17'5" (wps)

Aluminium framed, double glazed, double doors with matching side screens and fan light over. Wood strip effect tiled flooring. Open tread return stairwell leading to first floor. Lantern lighting and recessed spotlights. Tiled flooring to counter and seating areas. Barista bar counter with shelving and twin stainless wash hand basin's. Glass fronted display cabinet. Fire escape and exit door.

#### KITCHEN 11'6" x 11'0"

Range of cooking, preparation and refrigeration equipment comprising oven, separate cooker, burners, fridge, plate warmers, and stainless steel sink unit. Stainless steel extractor unit. Tiled Floor. Open to:



### **STORAGE ROOM / REAR HALL 11'8" x 5'4"**

Stainless steel sink unit with mixer tap. Stainless steel preparation counter and dishwasher. Gas fired central heating boiler. Tiled floor. PVC double glazed door leading to external seating area.

### **CUSTOMER BATHROOM FACILITIES 7'5" x 5'6"**

Sliding barn style door. Two piece suite comprising floating wash hand basin and WC. Tiled splash back to sink and part tiled walls. Wood strip effect tiled flooring.

### **FIRST FLOOR**

#### **LANDING**

Artificial grass. Light and power. Access into store room.

### **SEATING AREA 34'4" x 15'9" (wps)**

Split either side of stairwell. Wood laminate floor covering. Fixed bench seating and range of freestanding tables.

### **STORE ROOM 11'1" x 9'0"**

Wood laminate floor covering. Refrigeration unit. Freestanding stack shelving storage units. Access into:

### **OFFICE 11'2" x 7'4"**

Wood laminate floor covering. Light and power.

### **ADJOINING DELI**

Remote controlled roller shutter.

### **RECEPTION, SERVICE COUNTER AND PREPARATION AREA 21'7" x 17'6" (wps)**

Wood laminate floor covering with sunken entrance mat. Breakfast bar seating area. Range of high and low level storage units. Deli counter unit. Glass fronted refrigeration units. Commercial convection oven/grill. Part tiled walls. Twin circular sinks with mixer tap. Preparation storage unit. Large stainless steel fridge. Recessed spots. Open to:

### **STORE ROOM 7'10" x 6'2"**

Stainless steel preparation counter. Wood laminate floor covering. Light. Stainless steel part panelling to walls.

### **KITCHEN AND PREPARATION ROOM 8'6" x 7'0"**

Stainless steel twin sink unit. Dishwasher. Separate wash hand basin. Ice machine. Stainless steel preparation storage counter. Part tiled walls. Wood strip effect tiled flooring. Access into:

### **STAFF BATHROOM FACILITIES**

White two piece suite comprising vanity unit and WC. Wood strip effect tiled flooring.

### **EXTERNAL**

Car parking facilities finished in stone and access via Ballyclare Road and Moss Road.

Seating area with fixed high tables and benches.

Enclosed service area/bin store.

### **IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS**





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.

**Exciting opportunity to purchase a substantial commercial premises extending to c.2,000 sq ft, occupying a prominent position fronting the Ballyclare Road, Newtownabbey and until recently, has been utilised for a popular and profitable bistro business that offered a range of food to either sit in or takeaway. The original building has been substantially extended and refurbished over the years to provide the bistro with an extremely attractive and quirky space encompassing an open plan design, providing the capacity to seat 50 people comfortably over two floors. The property benefits from gas fired central heating, remote controlled shutter doors, alarm and CCTV system, and is currently fully fitted out to a very high standard to allow any new buyer the ability to commence trading immediately (fixtures and fittings available via separate negotiation). Externally the property benefits from seating areas with fixed high tables and benches, and car parking facilities finished in stone accessed via Ballyclare Road and Moss Road. The previous business attracted a very loyal customer base further enhanced by a prime corner trading position and the dwelling is being tendered for sale due to our clients' desire to pursue a new career outside of catering.**



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

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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**PRS** Property Redress Scheme

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Awards

