

For Sale



Pizza Pomodoro

Multi Award Winning Restaurant Business

2-4 Waterside, Coleraine, BT51 3DP

- Long Established Highly Reputable Restaurant
- Recognised as one of Northern Ireland's top dining establishments
- Seating Capacity for 100 customers
- Goodwill Lease Fixtures and fittings included
- Thriving takeaway business with strong potential for growth

078 0103 2053



Location

Situated on a prominent corner site overlooking the River Bann, Pizza Pomodoro enjoys excellent visibility, fronting onto a bustling commercial thoroughfare that leads directly into the town centre, just across the river.

Description

Fully fitted ground floor restaurant with a seating capacity for 100 patrons at individual tables and chairs. Includes a prime seating area for private functions. Preparation area with Fridges/ Freezers and storage areas at lower ground floor.

Comprehensive range of pizza ovens and kitchen equipment. WC facilities and dedicated staff facilities.

An apartment on the upper floor is included in the lease.

Lease Details

Term: 21 years from May 2015

Rent: £22,000 per annum

Repairs: Tenant is responsible for internal repairs to the premises.

Sale Proposal

Price on application. All prices, outgoings etc are exclusive of, but may be subject to VAT.

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

Rates

NAV £10,000 - Rates Payable £5,855 (2024/25)

EPC

Pending

Contact

By appointment through agents:

Brian Nixon

Mobile: **078 0103 2053**

Email: **brian.nixon@whelan.co.uk**

Whelan Commercial Ltd
Scottish Provident Building
7 Donegall Square West
Belfast BT1 6JH



Joint Agent:

Columb Henry

Mobile: **028 7034 3677**

Email: **info@bensonsni.com**

9 Dunmore Street
Coleraine
Co. Londonderry
BT52 1EL

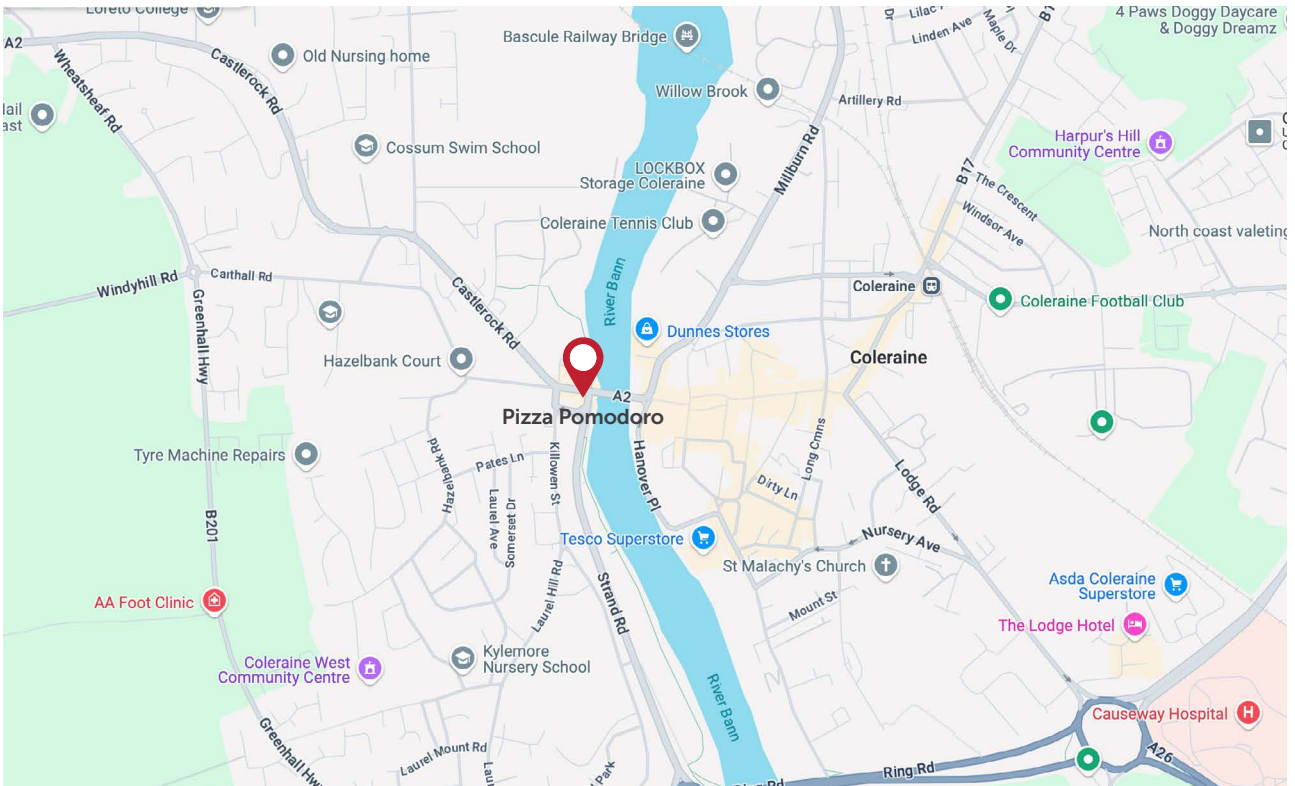








Location map



MISREPRESENTATIONS ACT 1967 Whelan Commercial Limited (and their Joint Agents where applicable) for themselves and for the Vendors and/or Lessors of the property whose agents they are, give notice that (1) these particulars are a general guideline only, for the guidance of prospective purchasers or tenants, and they do not constitute the whole or part of an offer or contract; (2) Whelan Commercial Limited cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (3) no employee of Whelan Commercial Limited and their Joint Agents where applicable) has any authority to make or give representation of warranty or enter into any contract whatever in relation to the property; (4) unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject; (5) these particulars are issued on the understanding that all negotiations are conducted through Whelan Commercial Limited.