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## **Cafe, Airbnb & Business Opportunity, Kings Road, Whitehead**

**Starting Bid: £369,950.00**



For sale by Michael Chandler Estate Agents via the [iamsold](#) Bidding Platform.

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit [iamsoldni.com](https://iamsoldni.com). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

### **A Unique and Diverse Investment Opportunity!**

This is an exceptional investment opportunity in the heart of Whitehead which offers a diverse array of potential revenue streams, making it an ideal acquisition for savvy investors. Meticulously refurbished, the property comprises a charming and popular cafe, pristine office accommodation, and two beautifully finished apartments... perfect for long-term rentals or Airbnb returns.

#### **The Cafe**

The fully refurbished cafe is a highlight in the local community, featuring an inviting seating area designed for comfort and style. The kitchen is equipped with top-of-the-line appliances, ready to support a thriving business. Currently tenanted, the cafe promises immediate rental income.

### The Office Accommodation

The office space is in first-class condition, offering a professional environment suitable for various business needs with a number of rooms including a kitchen and bathroom. Its excellent finish and layout provide a versatile workspace that can attract long-term tenants, further enhancing the investment's appeal.

### The Apartments

Two superb split level apartments are finished to a very high standard, providing cosy yet modern living spaces. These units are ideal for short-term Airbnb rentals or long-term leasing, catering to diverse tenant needs and maximising potential returns for the owner. The high-quality finish ensures a comfortable and attractive living experience for any occupant.

Situated in a prime position within Whitehead, the property benefits from high visibility and accessibility. It is well-known in the town, adding to its appeal for potential tenants or business patrons. Ample parking nearby enhances convenience for tenants and visitors alike.

### Features

A very special commercial investment opportunity offering multiple sources of income.

Fully refurbished café with modern seating and top end kitchen amenities.

First-class office accommodation suitable for various businesses.

Two separate high-standard apartments, ideal for Airbnb or long-term rental.

Prime town-centre location with high visibility and passing traffic.

Immediate rental income from the long-term café tenant.

Flexible rental options for office and apartment

Impeccable finish throughout the entire property.

Ample nearby parking for tenants and visitors

Large rear yard and courtyard ideal for storage

Well-known historic and very accessible location in Whitehead.

To access the legal pack, please copy and paste the link below:

<http://www.iamsoldni.com/properties/f131850fc72844c6854be110d1729855/auction-pack>

TO VIEW OR MAKE A BID Contact Michael Chandler Estate Agents or [iamsold](http://www.iamsoldni.com),  
[www.iamsoldni.com](http://www.iamsoldni.com)

## Auctioneer's Comments

This property is for sale under Traditional Auction terms. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, [iamsold](http://www.iamsoldni.com).

With this auction method, the buyer and seller must Exchange immediately, and Complete 28 days thereafter.

The buyer is required to make payment of a non-refundable Contract Deposit of 10% to a minimum of £6,000.00.

The buyer is also required to make a payment of a non-refundable, Buyer Administration Fee of 1.80% of the purchase price including VAT, subject to a minimum of £2,400.00 including VAT, for conducting the auction.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

Terms and conditions apply to the traditional auction method and you are required to check the Buyer Information Pack for any special terms and conditions associated with this lot.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

### **Referral Arrangements**

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

### **Disclaimer**

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