

6 MONTHS RENT FREE INCENTIVE AVAILABLE



TO LET

3 MAIN STREET, LARNE, BT40 ILQ
EXCELLENT RETAIL UNIT WITH BENEFIT OF COFFEE SHOP & HOT FOOD CONSENT

Lisney

Features

- ◆ Prime town centre location.
- ◆ Ground floor retail unit 700 sq ft.
- ◆ Suitable as a coffee shop, hot food takeaway or other uses, subject to planning permission.
- ◆ Subject property is included within Larne Town
- ◆ Centre Repurposing Pilot Grant Scheme.
- ◆ Unit I Let to Apache Pizza.

Location

Larne, which has a district population of c. 30,000 persons, is a busy provincial town on the eastern coast of Co. Antrim c. 25 miles north of Belfast and 20 miles east of Ballymena.

It accommodates one of the Province's busiest ro-ro ports with up to 38 ferry arrivals/departures daily to Scotland and England providing freight and domestic services with both traditional and fast ferries.

The subject property is prominently located on Larne's prime retail pitch. Local occupiers include Tesco Express, new McDonalds, Woodsides, Ulster Bank, S.D. Kells, Superdrug and Halifax Bank.

Description

The subject comprises a ground floor retail unit fronting Main Street to circa 700 sq ft. Externally there is access to a shared 500 sq. ft. courtyard.

Forming part of a Landmark iconic building dating from 1736 with many architecturally striking features - fully refurbished in 2022.

Includes concrete screed floor, concrete slab roof, aluminium shop front 3 phase electric and mains gas. Planning consent for hot food use LA02/2022/0120/F.

The property is included within the Larne Town Centre Repurposing Pilot Grant Scheme which may contribute to 50% of tenant fit out costs by way of a grant up to £30k - this has to be availed of by 30th June 2022.

Further details below:
[NI Business Info](#)

Accommodation

Description	Area (Sq. Ft.)
Ground Floor	700

Repairs

The space will be let on effective full repairing and insuring terms by way of service charge recovery

Rent

£10,000 per annum.

Term

By way of negotiation.





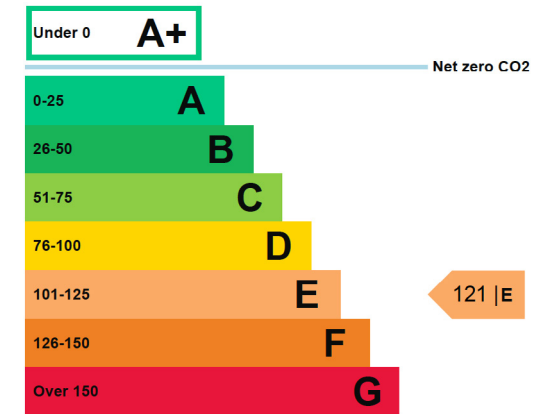
Rates Payable

We have been advised by Land and Property Services of the following:

Net Annual Value	£10,200
Rate in the £ 22/23	£0.601655
Payable	£6,137

EPC

The property has an Energy Efficiency rating of E121. The full Certificate can be made available upon request.



Value Added Tax

All prices, outgoings and rentals are exclusive of, but may be liable to VAT.



Contact

Strictly by appointment with the sole Letting agent. For further information please contact:

Jonathan Haughey

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Further information is available at www.lisney.com



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