

FOR SALE / TO LET

14-16 Main Street, Larne, Co. Antrim BT40 1SS

PROMINENT COMMERCIAL BUILDING OF C. 3,179SQFT

Lisney

COMMERCIAL REAL ESTATE



OUTLINE FOR INDICATIVE PURPOSES ONLY

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FEATURES

Located within prime retail core of Larne Town Centre

Three storey commercial building in town centre of c. 3,179sqft

Double store frontage to Main Street

Potential for residential redevelopment (STPP)

LOCATION

Larne is a popular town on the East coast of Antrim with an approximate population c. 19,000 (2021 Census). Larne is located approximately 21 miles from Ballymena, 22 miles from Antrim, and 23 miles from Belfast.

The subject is situated within the town's main retail pitch and includes a healthy mix of retail and office users. Occupiers in the local vicinity include Santander, Boots, Argos, and Tesco Extra.

DESCRIPTION

The three storey commercial building comprises a mix of open plan space, storage, kitchen and W/C at ground floor level. The first and second floors comprise primarily of storage space, however, these floors may have potential for a change of use (STPP).

Internally, the building benefits from roller shutters, a small courtyard with access to the rear, LED lighting, carpeted floors, plastered and painted walls. The retail fit out of the previous tenant remain in situ.



ACCOMMODATION

The areas below are approximate areas.

Floor	Description	Sq M	Sq Ft
Ground	Retail	87.97	946
Ground	Storage	68.68	739
First	Storage	80.25	863
Second	Storage	58.64	631
Total		295.42	3,179

TITLE

We understand the property is held by way of Freehold or Long Leasehold Title. The vendors solicitor will provide title documents.

RATES PAYABLE

NAV:	£14,300.00
Rates Poundage 2024/25:	0.672415
Rates Payable:	£9,615.53

PRICE

£127,500 exclusive

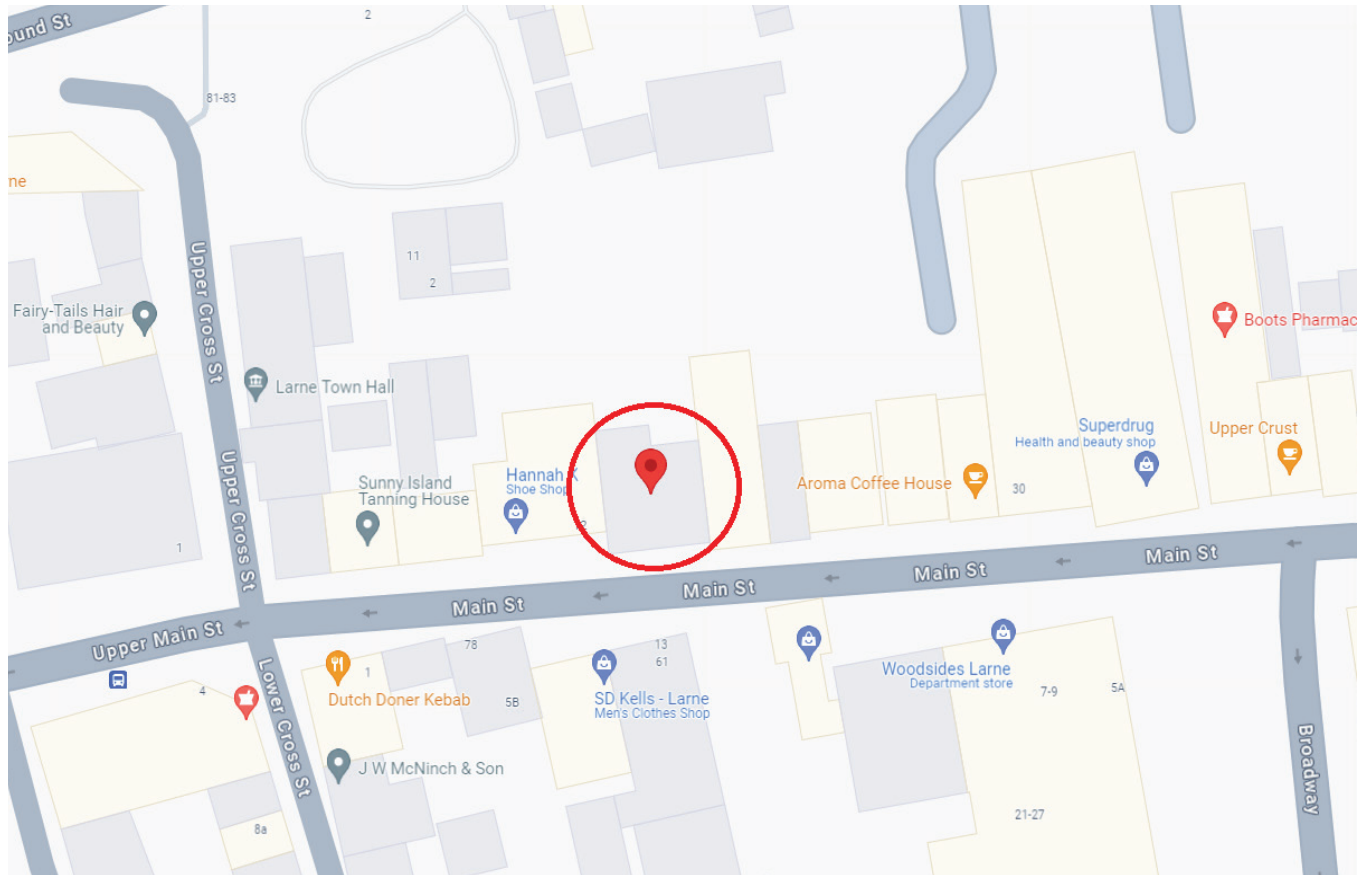
LEASE DETAILS

Rent:	£12,000 per annum, exclusive
Term:	By negotiation
Repairs:	Fully repairing & insuring
Insurance:	Tenants will be responsible for reimbursing the Landlord for the cost of the Buildings Insurance Premium





LOCATION



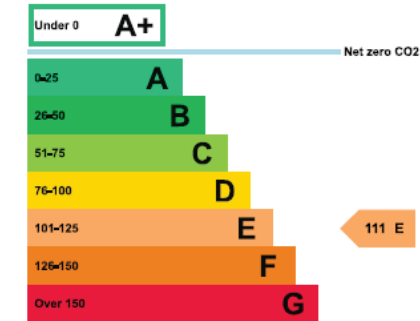
VAT

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

STAMP DUTY

Stamp duty will be the responsibility of the purchaser.

EPC



CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/ukksi/2017/692/contents>. Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Lisney. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

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