

**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



## 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 2025/26: | 0.696348   |
| Rates Payable:          | £9,957.78  |

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 |

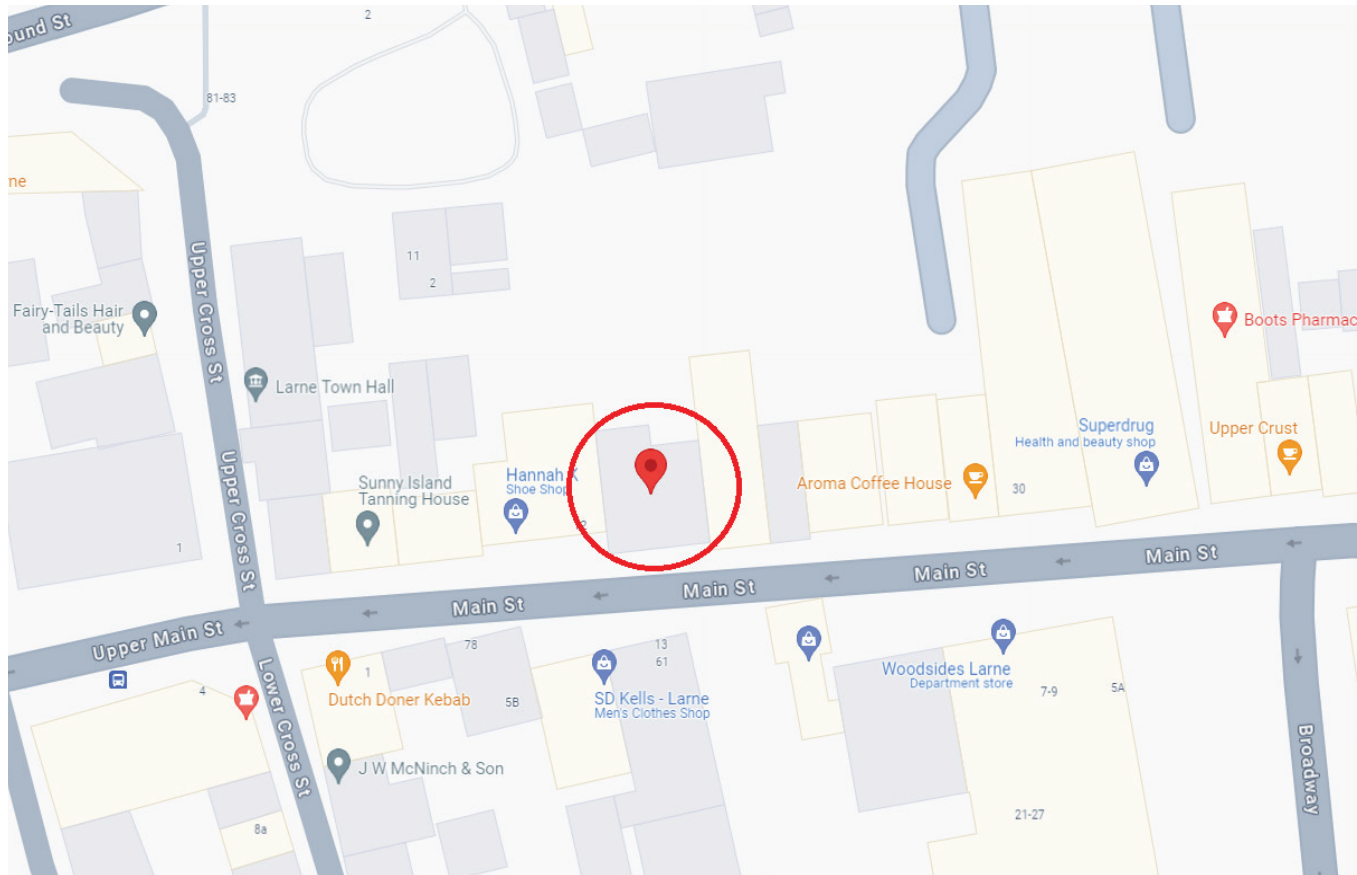








## LOCATION



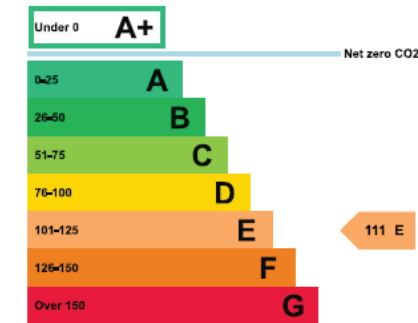
## VAT

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/ukxi/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.

# Lisney

COMMERCIAL REAL ESTATE

### CONTACT:

**Jonathan Haughey**  
Tel: 028 9050 1540  
07718 571 498

E: [jhaughey@lisney-belfast.com](mailto:jhaughey@lisney-belfast.com)

**Jordan Mallon**  
Tel: 02 8905 01501  
E: [jmallon@lisney-belfast.com](mailto:jmallon@lisney-belfast.com)

### Lisney Commercial Real Estate

3rd Floor, Montgomery House,  
29-33 Montgomery St.,  
Belfast, BT1 4NX  
Tel: 028 90 501 501  
Email: [property@lisney-belfast.com](mailto:property@lisney-belfast.com)

[lisney.com](https://lisney.com)   

The Directors of Lisney for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessors, and do not constitute part of, an offer or contract; (ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending 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 correctness of each of them; (iii) no person in the employment of the Directors of Lisney has any authority to make or give any representation or warranty whatever in relation to the property.

