

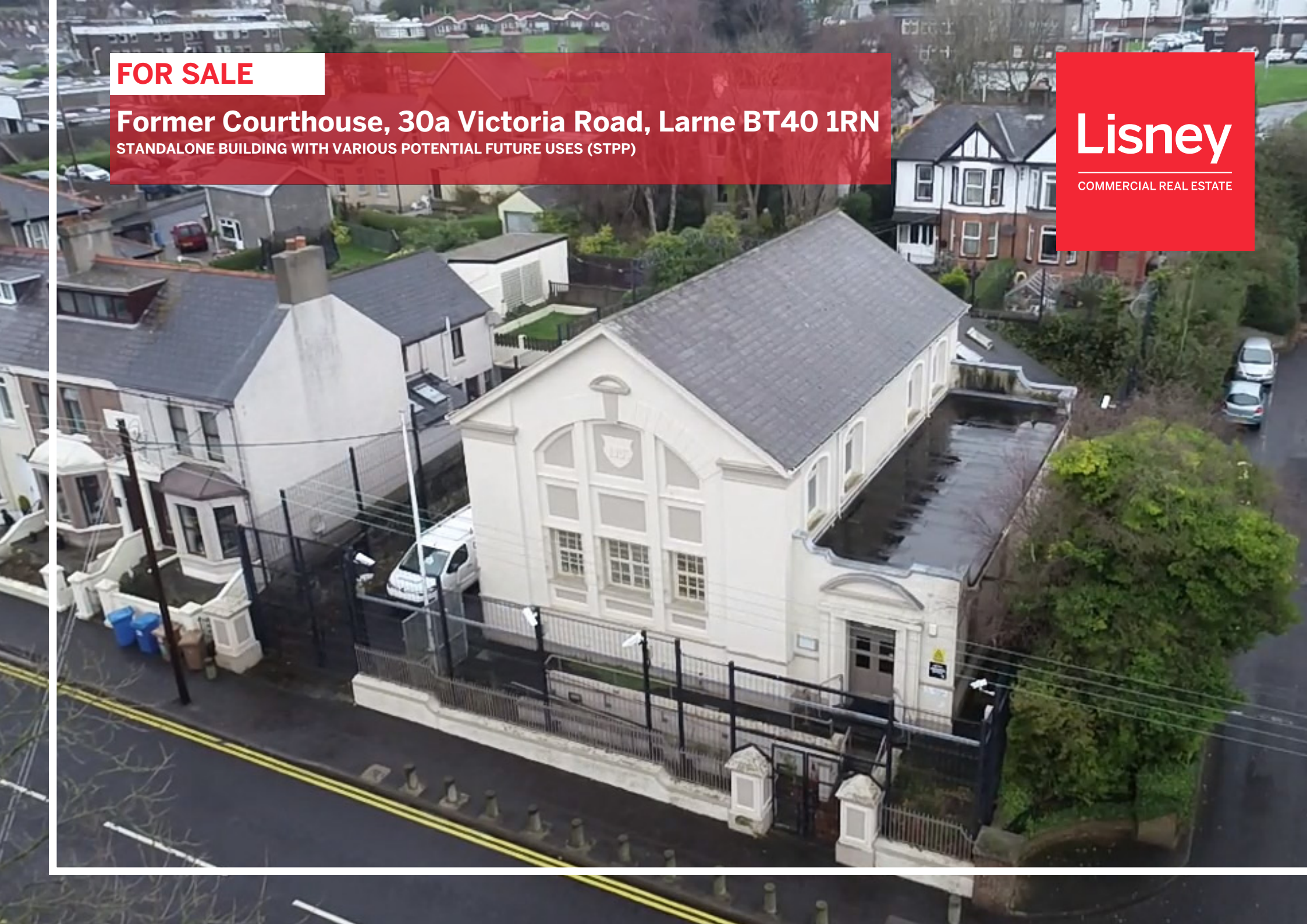
**FOR SALE**

**Former Courthouse, 30a Victoria Road, Larne BT40 1RN**

STANDALONE BUILDING WITH VARIOUS POTENTIAL FUTURE USES (STPP)

**Lisney**

COMMERCIAL REAL ESTATE





# Lisney

COMMERCIAL REAL ESTATE

## FEATURES

Attractive building with refurbishment potential

Close proximity to Larne Main Street

Various potential future uses (STPP)

Rare, historic building to come to market

Flat rectangular site of c.0.16ac

*Property outline for indicative purposes only*

### LOCATION

The former courthouse is located on Victoria Road in Larne, close to the town centre. It sits in a mixed-use area with a combination of commercial and residential properties nearby. The building is within walking distance of Main Street, Larne, the main shopping core.

Larne is a port town with good transport links such as the A8 dual carriageway, which provides a direct route to Belfast

in around 25 minutes. Larne Town railway station is also nearby, offering connections to Belfast and other areas such as Whitehead or Carrickfergus.

The land uses surrounding the subject property are as follows:

North: Residential properties

East: Commercial premises (known as Smiley Building) South:

Smiley Park, funeral home & Housing Executive West:

Residential properties





Courtroom



Vehicular Side Entrance

## DESCRIPTION

The subject property comprises an imposing detached, two storey building on a rectangular shaped site of approximately 0.16 acres.

The property itself is a former courthouse of c.2,384 sqft and internally comprises a large double height courtroom to the centre of the building, ancillary rooms including offices, a waiting room, consultation rooms, cells, a kitchen and WCs.

The courtroom is the centre point of the property and is laid out in its former use, with a dais, witness box, public seating and a prison telephone booth. The room is carpeted with a double height ceiling and wooden bench seating.



The first floor is divided into front and rear sections, with no direct connection between them due to the double-height ceiling of the courtroom. The front section, accessible from the main entrance, contains consultation rooms. The rear section, accessed from behind the courtroom, houses petty session offices and a kitchen.







### ACCOMMODATION

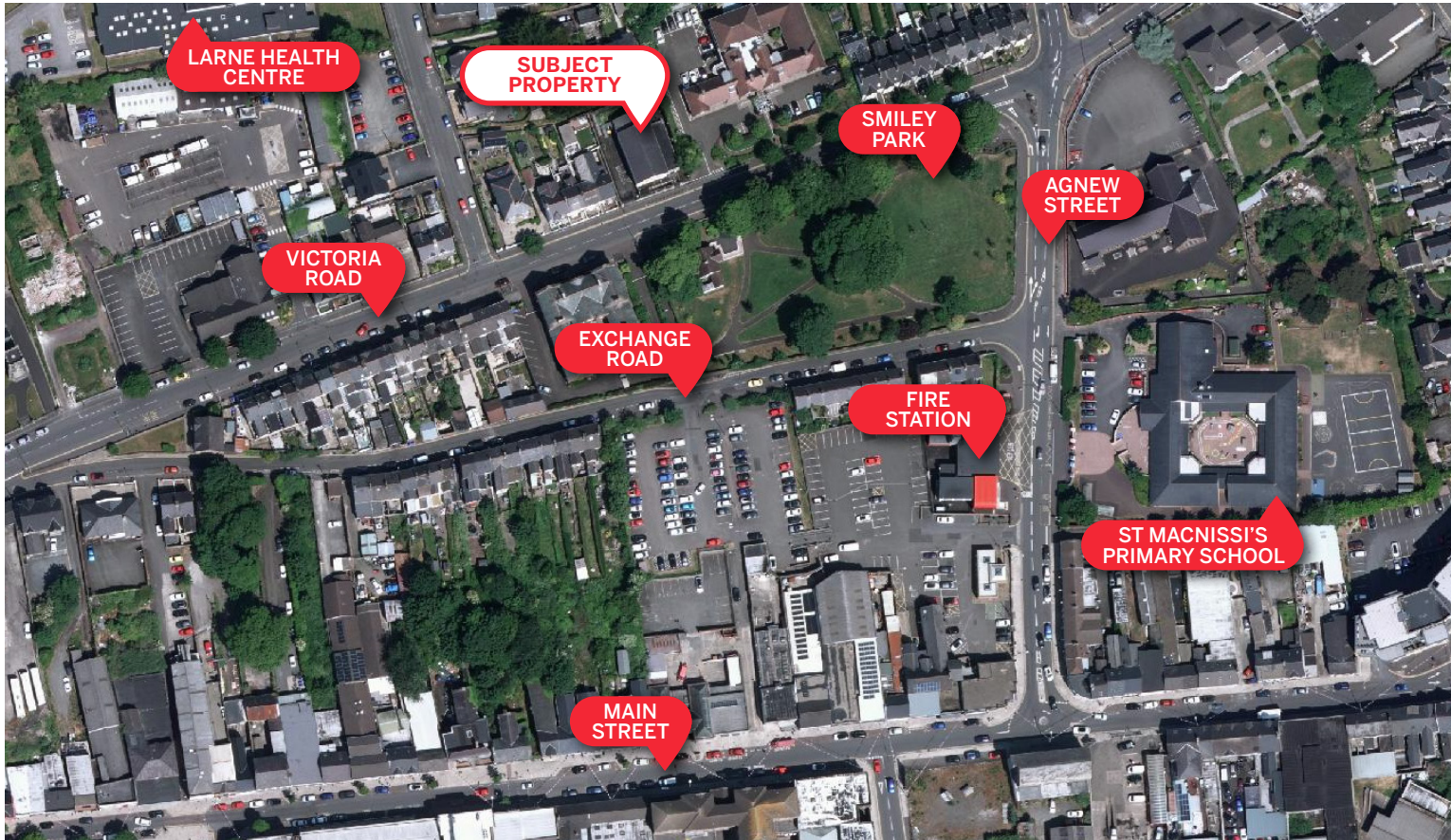
From measurements taken on Spatial NI, we estimate that the approximate site area is 0.2 acres (0.08ha):

Room	sqm	sqft
<b>Ground Floor</b>		
Reception	7.02	75.56
Store	3.2	34.44
Waiting Room	17.55	188.91
Courtroom	102.64	1104.81
Chambers	14.24	153.28
Cells 1&2	14.34	154.35
Cell 3	11.17	120.23
<b>First Floor</b>		
Petty Sessions	30.35	326.68
Kitchen	3.5	37.67
Consultation 1	12.87	138.53
Consultation 2	4.56	49.08
<b>Total</b>	<b>221.44</b>	<b>2,384</b>





## LOCATION



## TITLE

Assumed Freehold or Long leasehold title.

## PRICE

£110,000 exclusive

## RATES PAYABLE

Net Annual Value :	£12,800
Rates Poundage 2025/26:	£0.696348
Rates Payable (pa):	£8,913

\*The property may benefit from Small Business Rate Relief – 'Business properties with a NAV of more than £5,000 but not more than £15,000 will receive a 20% rate relief.'

## VAT

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

## STAMP DUTY

Stamp duty, if applicable, will be the liability of the purchaser.

## 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.

REF 24246

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### For further information:

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Viewing strictly by appointment with the sole selling agent Lisney

### Lisney Commercial Real Estate

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