

FOR SALE



Prominent Retail Unit

8 MAIN STREET, LARNE

- Prominent location in the centre of Larne
- Ground floor is fitted and ready for immediate occupation
- Extending to 2,392 sq.ft. (222 Sq.M) approx.
- Surrounding occupiers include SD Kells, Clarks, Shoe Zone & Co-op Travel

Stephen Chambers – 028 9050 1501
schambers@lisney-belfast.com

www.lisney.com

1st Floor, 29-33 Montgomery Street, Belfast, BT1 4NX.

Lisney

RETAIL

Location

The property occupies a prominent position on the Main Street opposite SD Kells menswear. Other occupiers in the vicinity include Clarks, Money shop, Shoe Zone, The Hospice Shop, Apsley's and Co-op Travel. Larne is a market town located in Country Antrim benefiting from a busy port with daily routes to both England and Scotland. The Larne district area has a growing population of 18,832 in the 2001 Census. Larne is 22 miles North East of Belfast and 20 Miles from Ballymena and is accessed by the A8 from Belfast, A36 from Ballymena and the A2 which runs along the eastern coast.

Description

The subject comprises 3 storey mid terrace building which has been extended to the rear. The property has glazed frontage, a suspended ceiling in the ground floor retail area with laminate flooring, fluorescent strip lighting and plastered and painted walls. The rear storage area of the ground floor is separated by way of a stud partition. The first floor has vinyl flooring, partially plastered walls, fluorescent strip lighting and a separate kitchen and W.C. The first floor return is separated into two rooms with partially carpeted floors, partially plastered and painted walls and PVC double glazing. The second floor of the property requires some degree of maintenance and repair. We are also advised that the property benefits from a pedestrian right of way over the rear yard.

Accommodation

Area	Sq M	Sq Ft
GF Sales	52.3	563
GF Storage	30.65	329.9
FF Storage	56.9	612.2
FF Return	42.6	458.6
SF Storage	39.9	429.5
Total Net Internal Area	222.35	2392.7

Rates

NAV £17,300
 Rate in £0.57186
 Rates payable £9,893

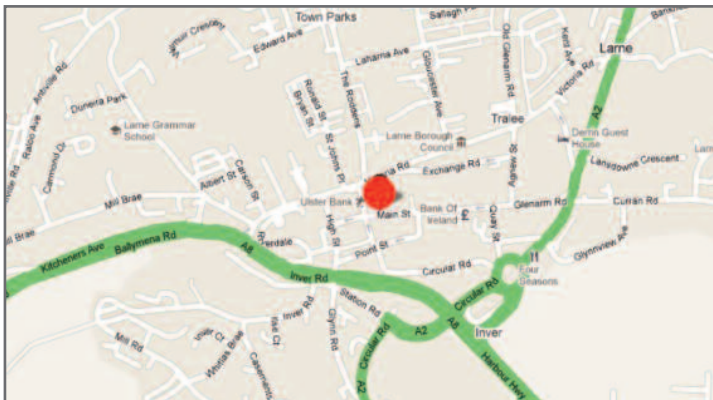
Price

£120,000

Energy Performance Certificate (EPC)

The property currently has an energy efficiency rating of F145.

All prices and outgoings are exclusive of but may be liable to V.A.T.



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