

Lisney

FOR SALE:

Town Centre
Retail Property

16 LOWER CROSS STREET,
LARNE, BT40 1JW

DETAILS

- Ideal owner occupier purchase
- Town centre retail unit
- Situated just off Main Street
- Requires refurbishment
- Frontage of 5.21 metres to Lower Cross Street

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Lisney
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LOCATION

The property is situated in Larne, a coastal port town with a population of around 32,000 citizens. It is a vibrant commuter town located 12 miles north east of Carrickfergus and 22.4 miles north of Belfast.

Lower Cross Street is a one way street situated between Main Street and Point Street, opposite the pedestrianised Dunluce Street. Surrounding occupiers include McCoubrey & Woodside Pharmacy and Chekkers Wine Bar.

Larne Town Centre is currently undergoing redevelopment and improvement works to the urban landscape, open spaces and transport links.

DESCRIPTION

The subject property comprises of a three storey, former retail unit of approximately 750 square feet. The unit has been vacant for several years however we believe that it was previously used for retail purposes.

The unit is made of up ground floor retail space, first floor offices and storage and second floor office and storage.

The property requires substantial refurbishment however this offers any party the opportunity to design and fit out the unit as desired.

ACCOMMODATION

GROUND FLOOR

Open Plan 25.4 sq m 273 sq ft

FIRST FLOOR

Room 1 17.17 sq m 185 sq ft

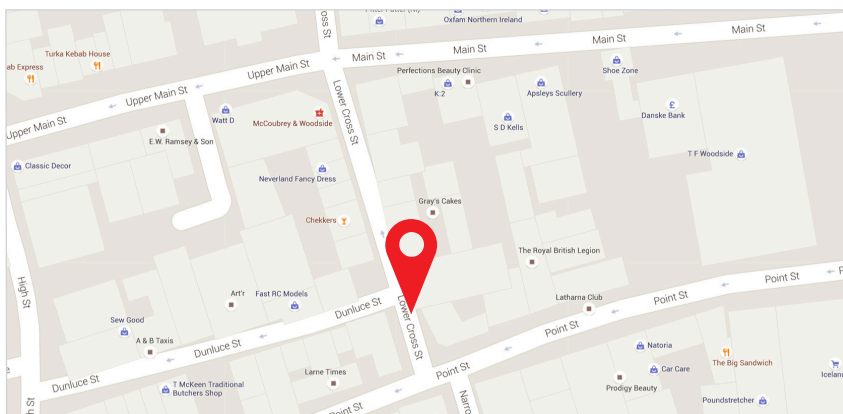
Room 2 4.02 sq m 43 sq ft

SECOND FLOOR

Front 16.61 sqm 179 sq ft

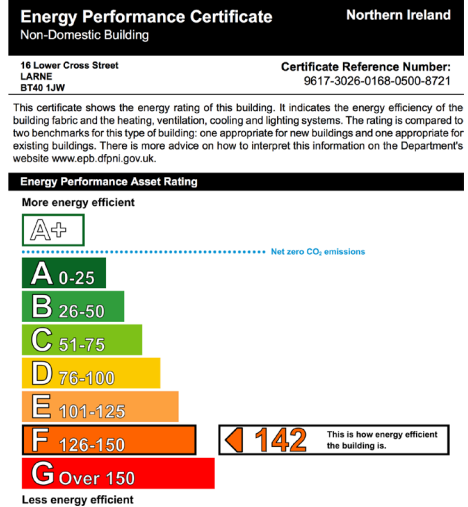
Rear 6.41 sqm 69 sq ft

MAP



ENERGY PERFORMANCE

This property has an energy efficiency rating of F142



RATES

NAV £2,550.00

Rates Payable (16/17) £1539 PA.

STAMP DUTY

This will be the responsibility of the purchaser.

TITLE

We understand the property is held on a freehold basis.

ASKING PRICE

Offers invited in the region of £25,000

VAT

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

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