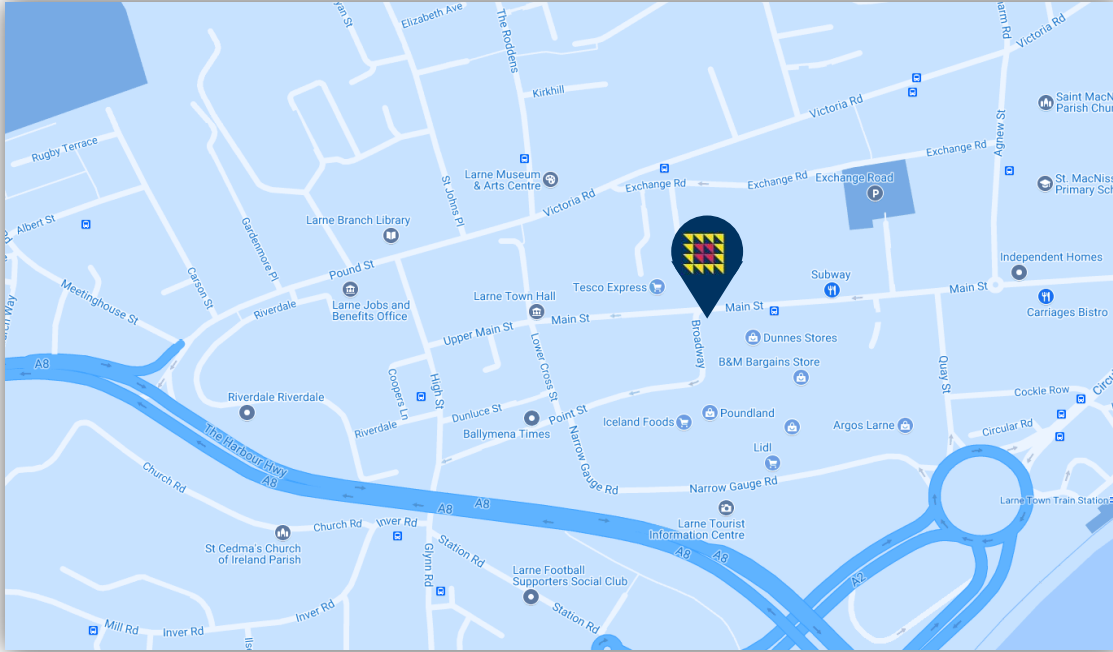




# FOR SALE / TO LET (Due to Owners Retirement)

Prominent Retail and Office Building of c. 5,000 sq ft

11-13 Main Street, Larne, BT40 1JQ



## LOCATION & DESCRIPTION

Larne, which has a district population of c. 30,000 persons, is a busy provincial town on the eastern coast of Co. Antrim c. 25 miles north of Belfast and 20 miles east of Ballymena. It accommodates one of the Province's busiest ro-ro ports with up to 38 ferry arrivals / departures daily to Scotland and England providing freight and domestic services with both traditional and fast ferries.

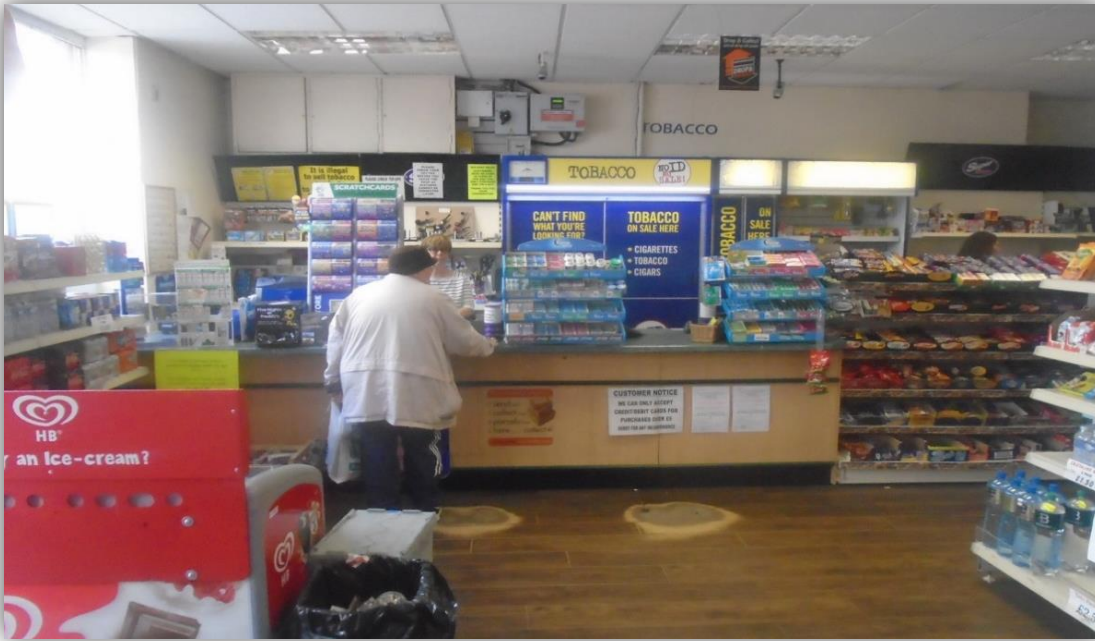
The subject property is prominently located on Larne's prime retail pitch. Adjoining occupiers include Dunnes Stores, Woodsides, Ulster Bank, S.D. Kells, Superdrug and Halifax Bank.

The subject property has traded successfully as a newsagents and café for many years and would suit continued use as same but would also suit a wide range of alternative retail / showroom uses, subject to any necessary planning consents.

## ACCOMMODATION

UNIT	AREA SQ M	AREA SQ FT
<b>GROUND FLOOR</b>		
Retail / Sales Area	c. 333 sq m	3,581 sq ft
Kitchen / Stores	c. 48 sq m	520 sq ft
<b>FIRST FLOOR</b>		
Stores	c. 48 sq m	520 sq ft
Office	c. 39 sq m	421 sq ft
<b>SECOND FLOOR</b>		
Stores	c. 29 sq m	307 sq ft
<b>TOTAL</b>	<b>c. 463 sq m</b>	<b>4,982 sq ft</b>





## SALES DETAILS

PRICE: Offers around £245,000  
 TITLE: Assumed Freehold  
 VAT: No VAT payable on sale price

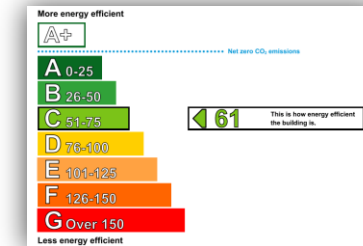
## LEASE DETAILS

TERM: Negotiable  
 RENTAL: £25,000 per annum  
 REPAIRS: Full repairing and insuring basis

## N.A.V.

We are advised by the Land and Property Service that the NAV' for the subject is £25,500. The commercial rate in the pound for 2018 / 2019 is £0.628724.

## EPC



## VIEWING / FURTHER DETAILS

O'Connor Kennedy Turtle  
 22 Adelaide Street  
 Belfast BT2 8GD  
 T +44 (0)28 9024 8181 | E belfast@okt.co.uk

CONTACT: IAIN MCCABE | E iain.mccabe@okt.co.uk  
 Ref | 8049

OKT 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 intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant 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 O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

