



TO LET

Prominent Town Centre Retail Premises Extending to c. 4,940 sq ft

1 Upper Main Street , Larne, BT40 1JQ

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LOCATION

Larne is a thriving coastal town with a district population in excess of c. 30,000 people. The town sits on the east coast of the Province and is located c. 35 miles north of Belfast and c. 20 miles east of Ballymena. In recent years the town's excellent business support network and rail system have assisted to attract significant inward investment.

The subject property is prominently located on the corner of Upper Main Street and High Street in Larne's prime retailing core. Neighbouring occupiers include Ulster Bank, Pharmacy Plus, Allan Dorman & Sons and Watt's Butchers.

DESCRIPTION

The subject comprises a two storey retail and office building which would be suitable for a variety of uses. On the ground floor there is a large and bright open-plan retailing area with frontage to both Upper Main Street and High Street. The retailing area is well-finished to include laminate flooring, suspended ceilings with panel lighting, Unidare storage heaters and electric roller shutter doors over all windows and doors. To the rear of the ground floor is a large store providing stair access to the first floor and a secure safe room.

The first floor office accommodation comprises three offices, a kitchen and WC facilities. The offices are finished to include both laminate and carpeted floors and suspended ceilings with panel lighting.

ACCOMMODATION

Description	Area sq m	Area sq ft
GROUND FLOOR		
Retailing Area	c. 385 sq m	4,144 sq ft
Rear Store	c. 21 sq m	226 sq ft
GROUND FLOOR TOTAL	c. 406 sq m	4,370 sq ft
FIRST FLOOR		
Office 1	c. 20 sq m	215 sq ft
Office 2	c. 19 sq m	205 sq ft
Office 3	c. 6 sq m	65 sq ft
Kitchen	c. 7 sq m	75 sq ft
FIRST FLOOR TOTAL	c. 52 sq m	560 sq ft
TOTAL	c. 458 sq m	4,940 sq ft



LEASE DETAILS

RENT: £15,000 per annum
TERM: Negotiable
VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

RATES

We are advised that the current NAV for the subject is £24,800. (Estimated Rates Payable in accordance with LPS website - £14,921.04)

Please note that all perspective purchasers should make their own enquiries to confirm the NAV / rates payable.

EPC CERTIFICATE



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 - <http://www.legislation.gov.uk/uksl/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. 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.

FILE NO 9215

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