



TO LET Storage Unit extending to c. 60 sq m (650 sq ft)

**'Carnfunnock Boathouse', Carnfunnock Country Park,
Larne BT40 2QG**

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LOCATION / DESCRIPTION

Larne is a coastal town on the eastern seaboard of Northern Ireland, some c. 23 miles from Belfast and c. 20 miles from Ballymena.

The subject occupies a fantastic position on the shores of Carnfunnock Bay.

The subject comprises a storage unit and is of a traditional stone brick construction with a corrugated metal roof. Parking facilities are located nearby.

The property benefits from a slipway and car parking facilities located nearby.

ACCOMMODATION

Description	Area sq m	Area sq m
STORE	C. 60 sq m	650 sq ft

LEASE DETAILS

RENT: Price on Application

TERM: Negotiable

NAV: We are unable to find the rateable value for the subject property.
Please note that all prospective tenants should make their own enquiries to confirm the NAV / rates payable.

VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

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/ukxi/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.

REF 7931



CONTACT DETAILS

ALAN MCKINSTRY
alan.mckinstry@okt.co.uk

ROSS PATTERSON
ross.patterson@okt.co.uk

028 9024 8181

OKT.CO.UK

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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.