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**FOR SALE**  
**14 Upper Main Street, Larne BT40 1SX**

Ground Floor Retail Unit extending to c. 52 sq m (560 sq ft)

# LOCATION

Larne is a thriving coastal town with a population of c. 19,000 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 property is situated on Upper Main Street in Larne town centre.

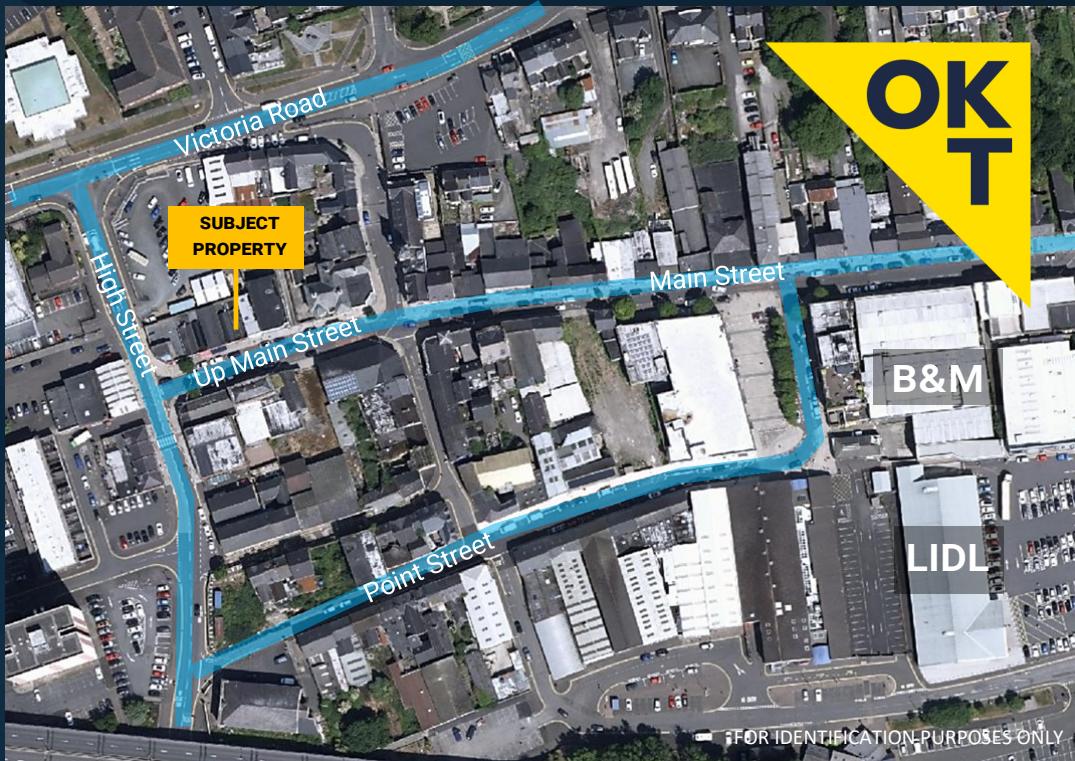
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# DESCRIPTION

The subject property comprises a ground floor retail unit finished to a modern standard.

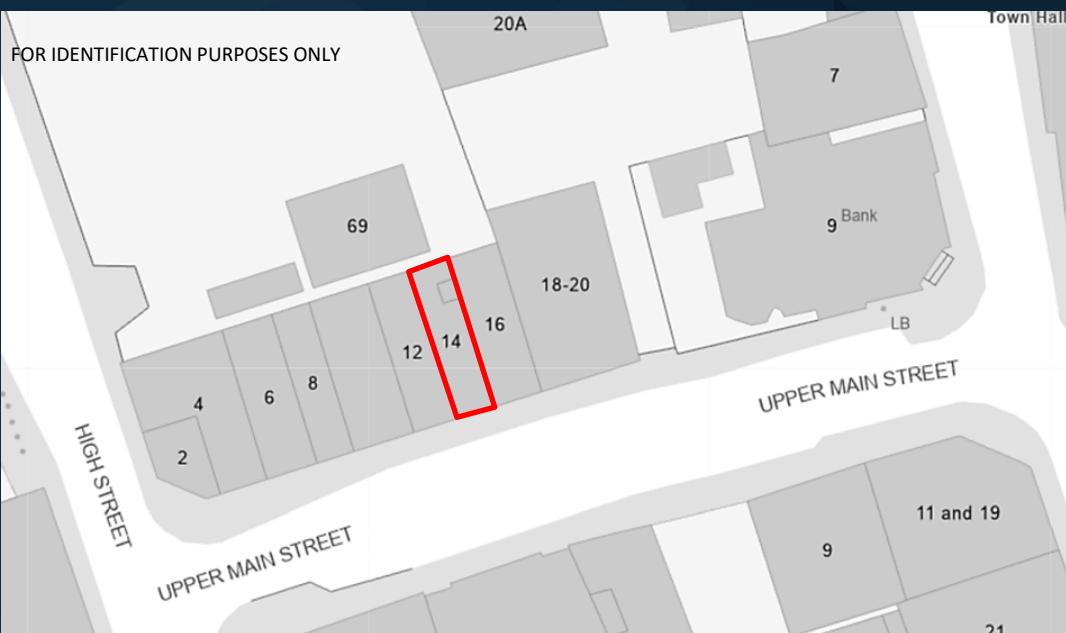
The unit benefits from a prominent glazed shop frontage with a modern signage, electric roller shutter, and a single pedestrian entrance door directly onto Upper Main Street, providing excellent visibility and footfall.

Internally, the accommodation is arranged to provide an open plan retail area with display counters and shelving, together with storage and staff facilities to the rear.



# ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
<b>GROUND FLOOR</b>		
Front Shop	22	237
Rear Shop	30	323
<b>TOTAL ACCOMMODATION</b>	<b>52</b>	<b>560</b>



# SALES DETAILS

PRICE: £50,000  
TITLE: Assumed freehold

In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

## VAT

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

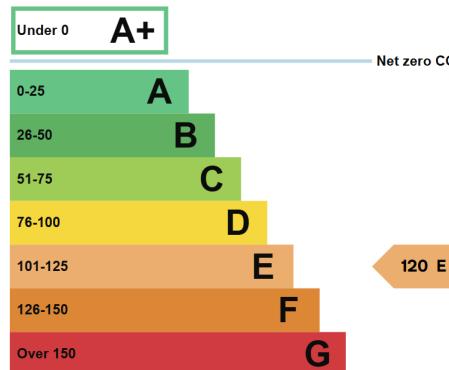
## NAV (RATES PAYABLE)

NAV: £3,850

Estimated rates payable in accordance with LPS Website: £2,680.94

NOTE: The property is eligible for small business rate relief which would reduce the rates by a further 20%

All perspective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.



### 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/uksi/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: 10338

## FURTHER INFORMATION

For further information / viewing arrangements please contact:

### O'CONNOR KENNEDY TURTLE

Belfast Office: 22 Adelaide Street, Belfast BT2 8GD 028 9024 8181 | Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ 028 7034 4244 okt.co.uk

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 or 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.

