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FOR SALE

(Due to Relocation)

8 Riverdale, Larne, Co Antrim BT40 1LB

Historic Mill with Substantial Showroom Accommodation extending to c. 20,645 sq ft (1,918 sq m)

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. 23 miles north of Belfast and c. 21 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 located on Riverdale in the centre of the town. The property is well served by public transport links and faces a public carpark. Neighbouring commercial occupiers include Hodge's Butchers, Bake, Sun Blinds, and Haggan's Fruit & Veg.

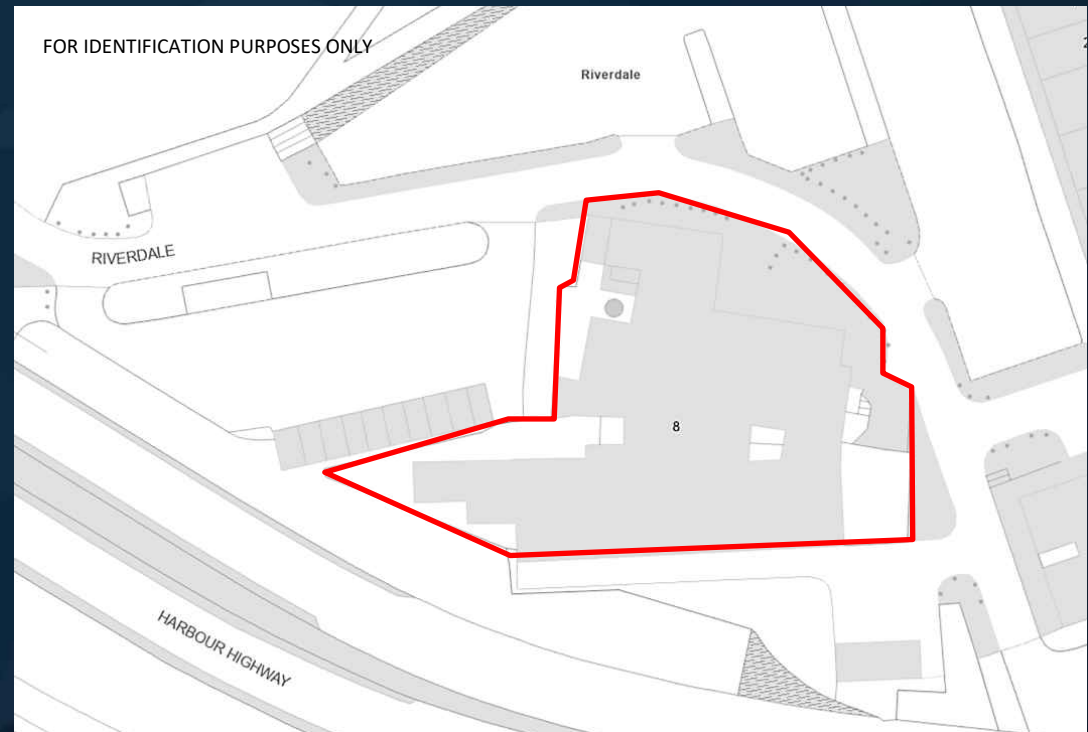
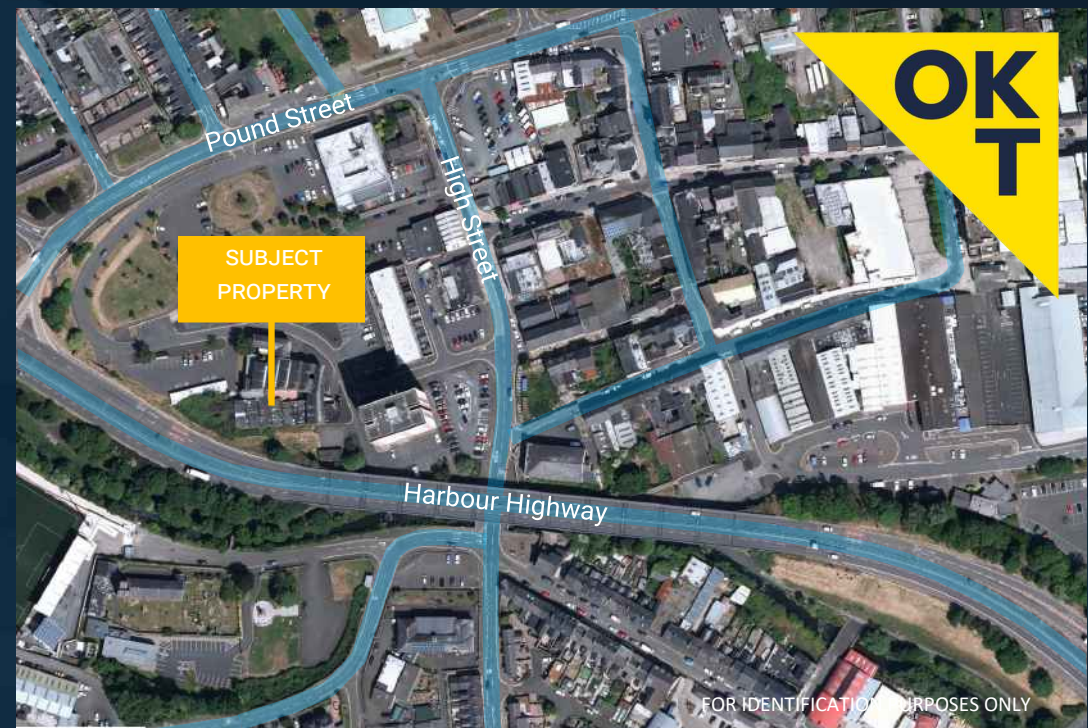
DESCRIPTION

The subject comprises a substantial two storey mill building dating to the c. 1860s. The building originally formed part of the Geigy Mill which served as the centre of Larne's industrial activity. The building is of traditional blockwork construction with pitched and sawtooth roofs.

In the 1980s the building was refurbished by the current owners to provide showroom and retail accommodation across two levels.

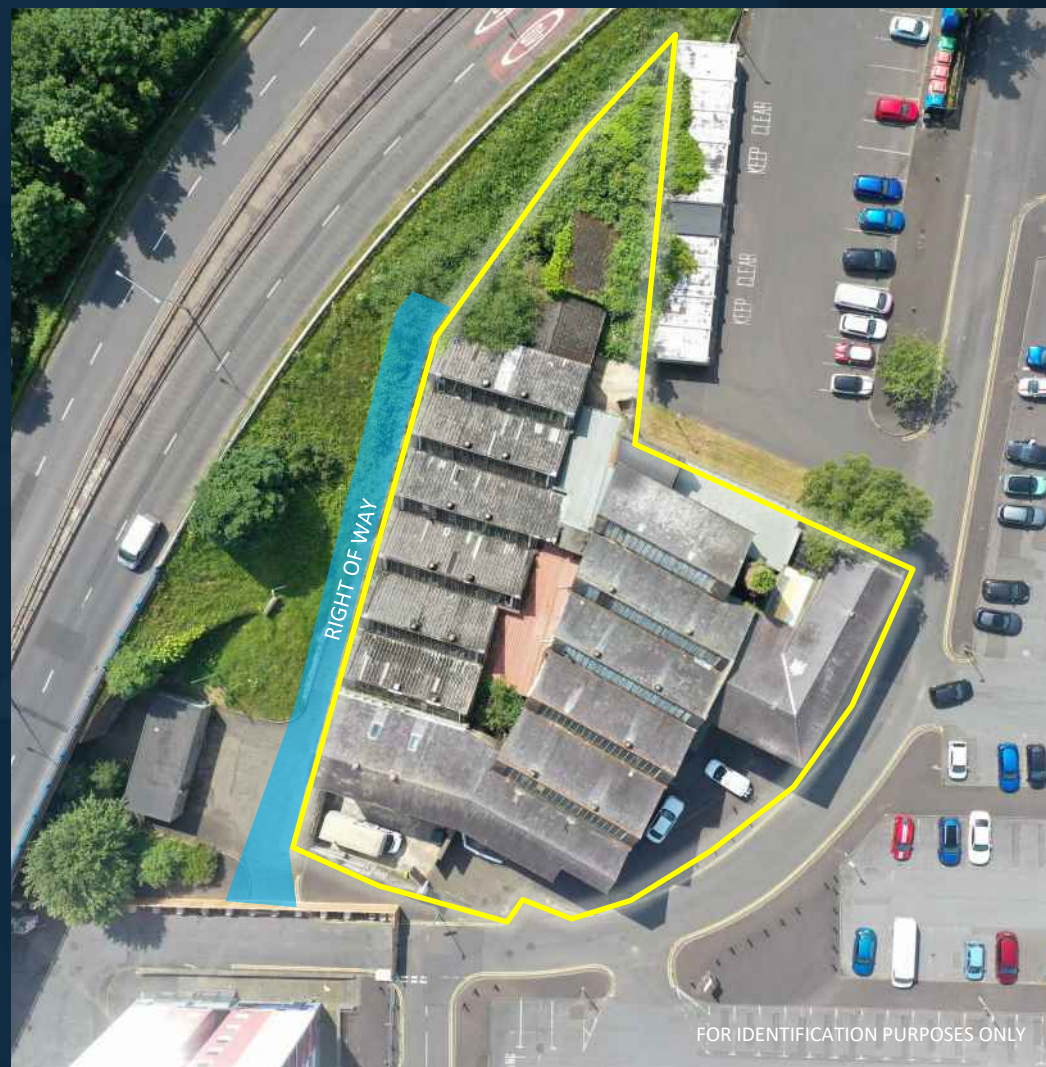
The **ground floor** is laid out to provide large showroom accommodation at the front and rear of the building, with ancillary storage and staff accommodation to include offices, kitchen, and WCs. On the **first floor** there is a large showroom with further storage accommodation. The building benefits from original character features and good levels of natural light.

The property would be suitable for a variety of uses, subject to any necessary planning consents.



ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
GROUND FLOOR		
Front Showroom	465	5,005
Store 1	54	581
Middle Showroom	89	958
Rear Showroom	397	4,273
Store 2	71.2	766
Store 3	45	484
Office 1	13.2	142
Office 2	14.4	155
Kitchen	11.9	128
Store 4	14.5	156
WC Facilities	-	-
GROUND FLOOR TOTAL	1,175	12,648
FIRST FLOOR		
Showroom	729	7,847
Store 5	13.7	147
FIRST FLOOR TOTAL	743	7,998
OVERALL TOTAL ACCOMMODATION	1,918	20,645



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/uk/si/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: 10527



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SALES DETAILS

PRICE: £395,000

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

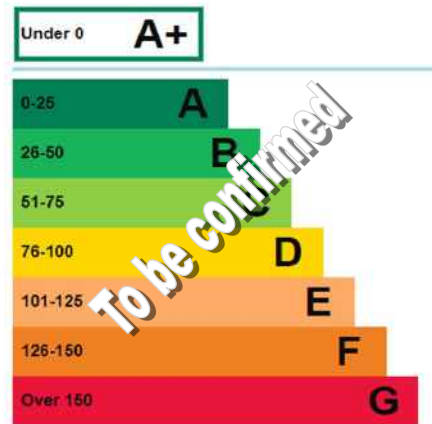
All prices, outgoings etc are exclusive of, but may be subject to VAT.

NAV (RATES PAYABLE)

NAVS: £21,500.00

Estimated rates payable in accordance with LPS
Website: £15,417

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



FURTHER INFORMATION

For further information / viewing arrangements please contact:

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O'CONNOR KENNEDY TURTLE

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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.

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