



FOR IDENTIFICATION PURPOSES



FOR SALE

Prominent Town Centre Office / Retail Building

110 Main Street, Larne, BT40 1RG

LOCATION

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 c. 20 miles east of Ballymena.

The subject property occupies a prime location on Main Street within Larne town centre; with neighbouring occupiers including NFU Mutual and Barbour Opticians

DESCRIPTION

The subject comprises a three storey terraced property currently laid out to include a bright and open reception / office area on the ground floor with further office accommodation, kitchen areas and WC facilities to the rear and on the upper floors.

The subject is fitted out to include with air-conditioning on the ground floor as well as carpeted floors, suspended ceilings, PVC double glazing and electric boiler heating throughout.

Externally there is a large tarmacked area used for parking to the rear of the building, with access from Agnew Street.

The subject would be suitable for a variety of uses subject to any necessary planning consent.

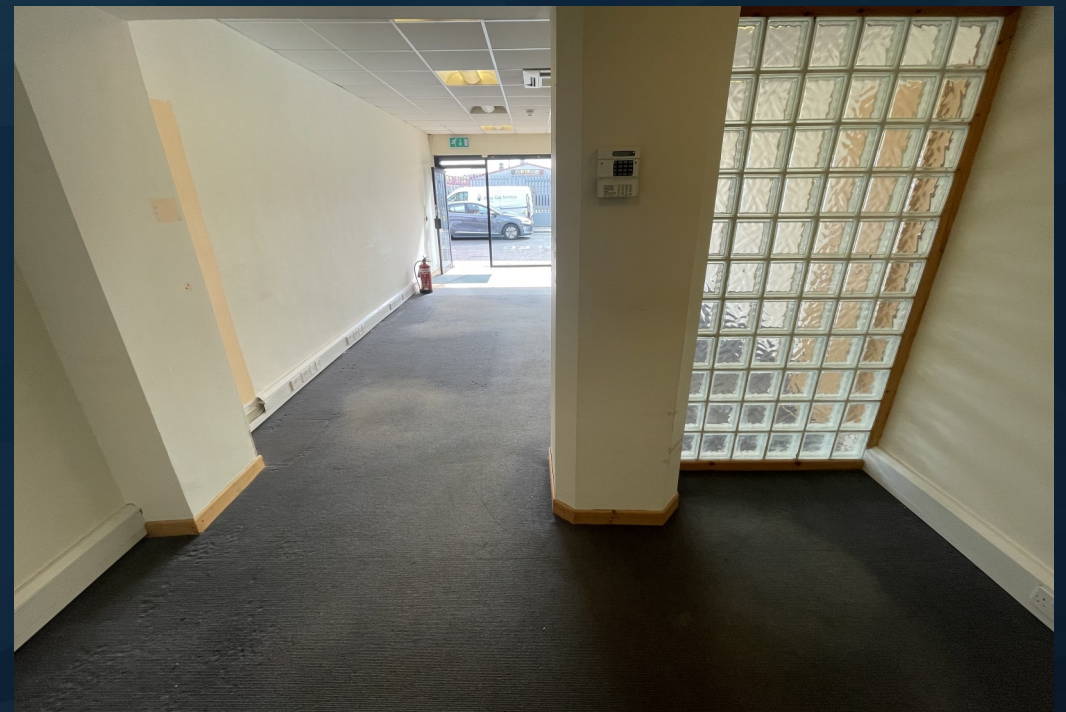
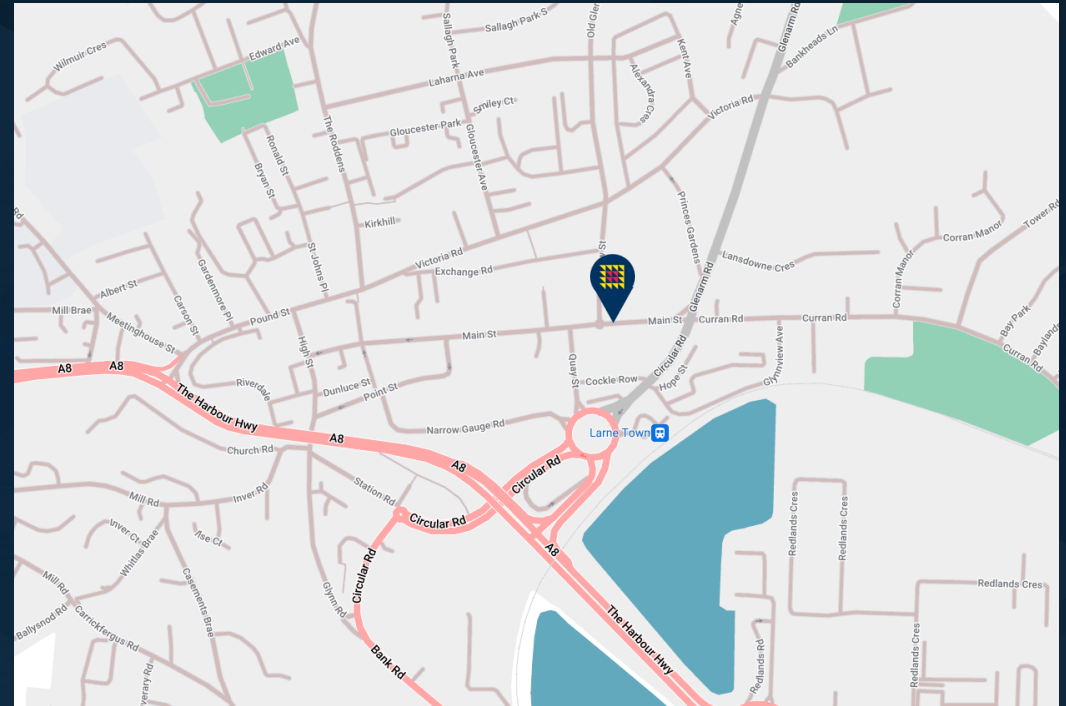
LEASE DETAILS

PRICE: Offers over £110,000.

TITLE: We assume the property is held under freehold title.

VAT

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



ACCOMMODATION

Description	Area sq m	Area sq ft
GROUND FLOOR		
Reception / Office 1	33.6 sq m	362 sq ft
Office 2	8.67 sq m	93.3 sq ft
Kitchen / Breakout Area	9.36 sq m	101 sq ft
File Store	7.38 sq m	74.4 sq ft
WC	2.09 sq m	22.5 sq ft
GROUND FLOOR TOTAL	61.6 sq m	659 sq ft
FIRST FLOOR		
Office 3	17.7 sq m	191 sq ft
Office 4	12.4 sq m	133 sq ft
Office 5	10 sq m	108 sq ft
WC	3.39 sq m	36.5 sq ft
FIRST FLOOR TOTAL	43.5 sq m	446 sq ft
SECOND FLOOR		
Office 6	5.24 sq m	56.4 sq ft
Kitchen	7.29 sq m	78.5 sq ft
Store	6.4 sq m	68.9 sq ft
SECOND FLOOR TOTAL	18.9 sq m	204 sq ft
OVERALL TOTAL	124 sq m	1,330 sq ft



RATES

From our review of the Land and Property Services online website, the NAV for the subject property is £4,250.

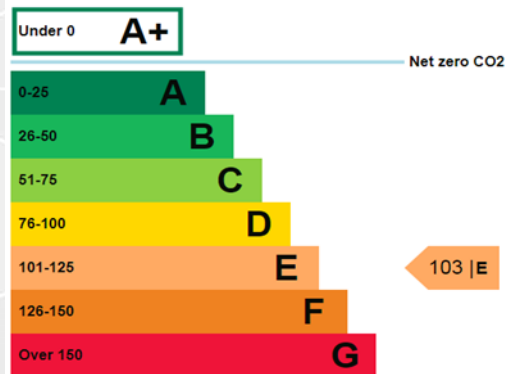
The commercial rate in the pound for 2022/2023 is £0.601655

Estimated Rates Payable: £2,557.03

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

EPC CERTIFICATE

This property's current energy rating is E.



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/ukksi/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.

CONTACT DETAILS

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