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FOR SALE

Smiley Building, 30B Victoria Road, Larne BT40 1RU

Prominent Town Centre Office Building Extending to c, 7,534 sq ft

(on the instructions of Tom Keenan acting as Liquidator of Larne Farms Ltd)

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 is located on Victoria Road within Larne town centre and sits opposite Smiley Park.

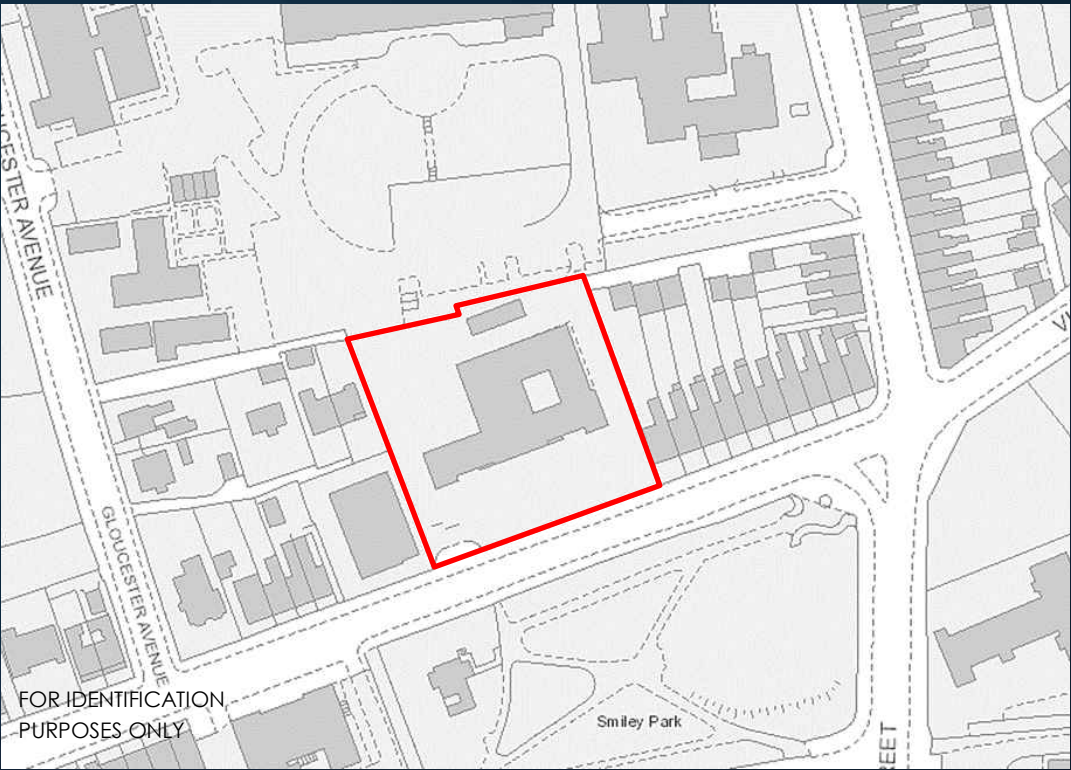
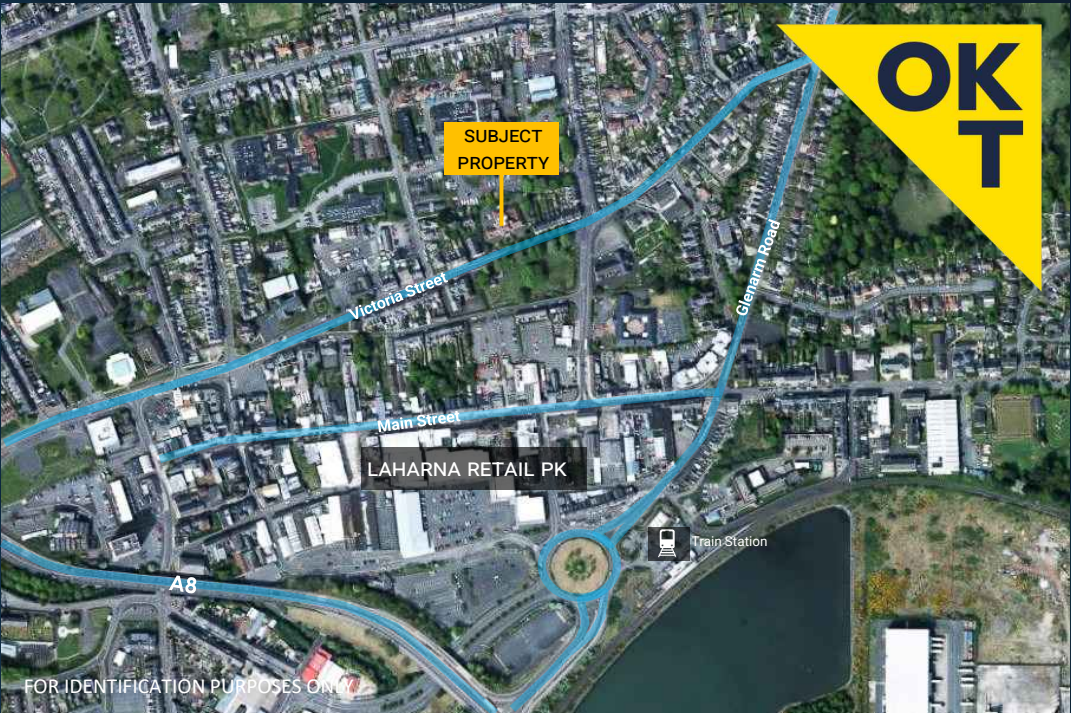
DESCRIPTION

The subject property comprises a stand along office building on a self contained site of c. 0.8 acres (0.3 ha), with generous car parking facilities.

Internally the accommodation provides open plan space together with cellular office accommodation and has lift access available to the first floor.

ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
Ground Floor Offices	C. 437 sq m	4,704 sq ft
Kitchen	C. 26 sq m	280 sq ft
Stores	C. 18 sq m	193 sq ft
First Floor Offices	C. 215 sq m	2,314 sq ft
Stores	C. 4 sq m	43 sq ft
TOTAL ACCOMMODATION	C. 700 sq m	7,534 sq ft





Smiley Building

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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: 10318



SALES DETAILS

PRICE: Price on Application
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

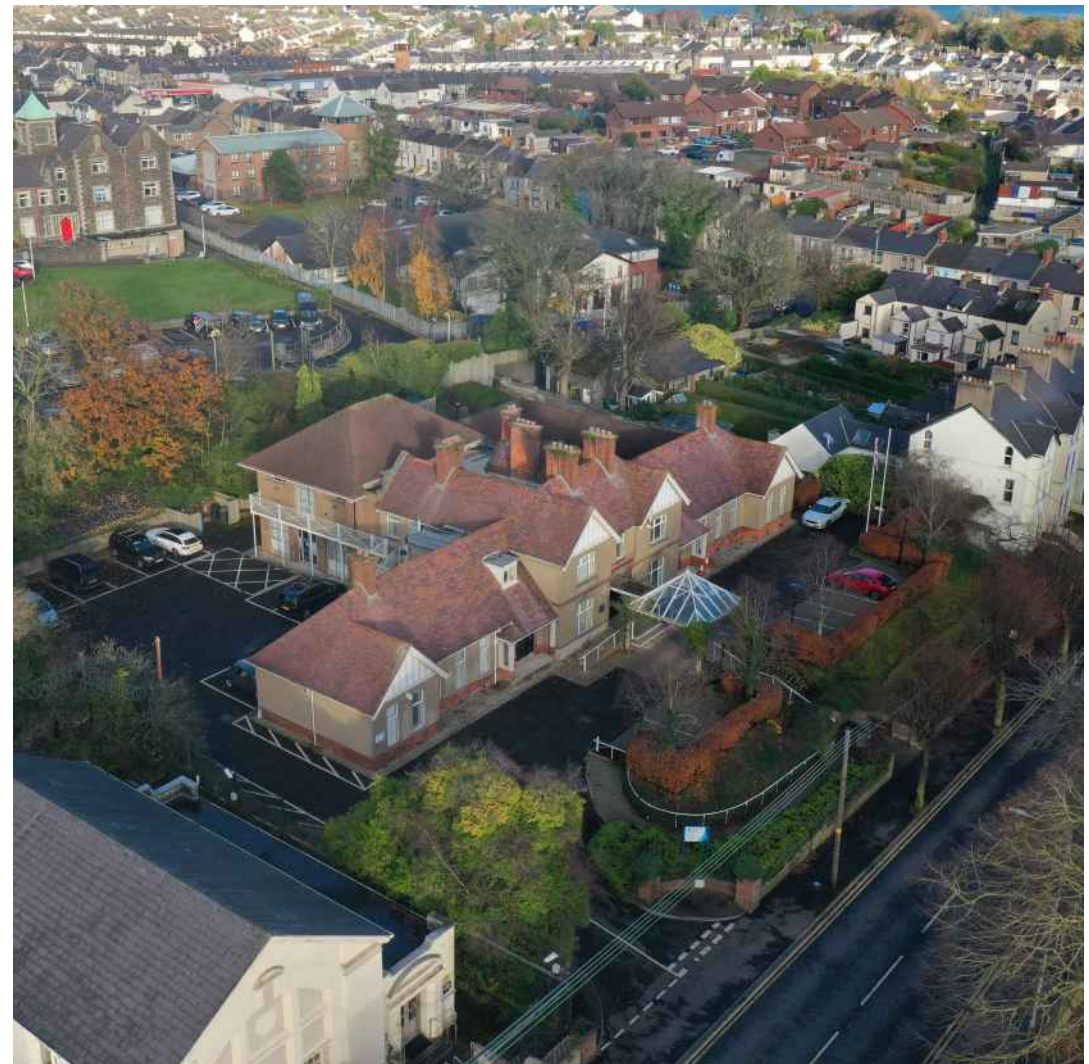
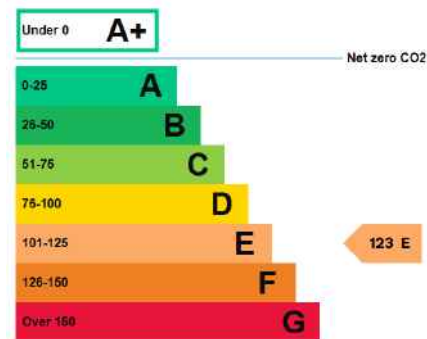
All prices, outgoings etc are exclusive of, but may be subject to VAT.

NAV (RATES PAYABLE)

NAV: £35,900

Estimated rates payable in accordance with LPS
Website: £24,998.89

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



FURTHER INFORMATION

For further information / viewing arrangements please contact:

ALAN MCKINSTRY

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ROSS PATTERSON

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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 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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