



**OK  
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FOR IDENTIFICATION PURPOSES ONLY

# FOR SALE

## Port of Larne Bus. Park, Redlands Road, Larne, BT40 1FD

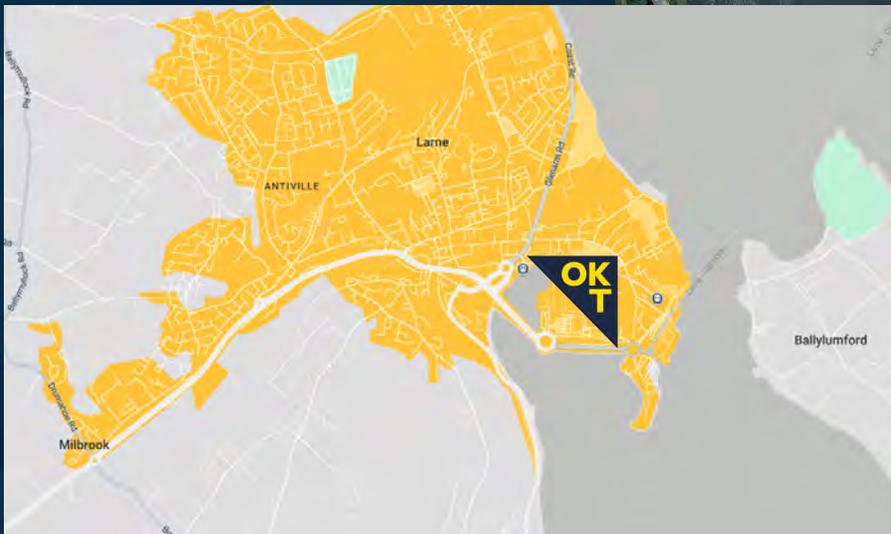
C. 12 Acres of Prime Industrial Development Land

# 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 20 miles east of Ballymena.

It accommodates one of the Province's busiest ro-ro ports with up to 38 ferry arrivals / departures daily to Scotland and England providing freight and domestic services with both traditional and fast ferries and it is anticipated that Brexit will substantially enhance port activities and passing trade.

The land is located behind Larne's premier retail and leisure park fronting Redlands Road, within sight of Larne Harbour just off the main A8 / A36 Belfast / Ballymena Road, providing quick and convenient access throughout the Province. The completion of the dualling of the A8 has dramatically cut journey times to Belfast which can now be reached in under 30 minutes



# SITE DESCRIPTION

Last remaining privately owned industrial zoned land in Larne Harbour.

Will require a new electricity sub station costing c. £150,000 (Purchasers to satisfy themselves on this figure).

Other services accessed from Estate Road.

Neighbouring occupiers include Terumo BCT, AM Nextday, Asda Distribution Centre, Haldane Fisher, Asda, Omniplex Cinema, Brooklyn Bay Diner, KFC and Curran Court Hotel.



ONE OF THE PROVINCE'S  
BUSIEST RO-RO PORTS



LOCATED TO REAR OF  
LARNE'S PREMIER RETAIL  
& LEISURE PARK



QUICK & CONVENIENT  
ACCESS THROUGHOUT  
THE PROVINCE



C. 25 MILES TO BELFAST  
INTERNATIONAL  
AIRPORT

## 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.



KFC

OMNIPLEX

CURRAN COURT  
HOTEL

ASDA

ASDA DISTRIBUTION  
CENTRE

HALDANE  
FISHER

SUBJECT  
SITE

AM NEXTDAY



# SALES DETAILS



PRICE: £3,500,000

TITLE: Long leasehold (c. 990 years remaining) subject to a ground rent of £1 per annum if demanded.

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.

## FURTHER INFORMATION

For further information / viewing arrangements please contact:

**IAIN MCCABE**

[iain.mccabe@okt.co.uk](mailto:iain.mccabe@okt.co.uk)

**028 9024 8181** [okt.co.uk](http://okt.co.uk)

## O'CONNOR KENNEDY TURTLE

Belfast Office: 22 Adelaide Street, Belfast BT2 8GD

Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ

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.