



Hunter  
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The Rental Partnership

**RHM**  
Commercial

# FOR SALE / TO LET

MODERN RETAIL & OFFICE  
BUILDING

51 MAIN STREET  
LARNE  
BT40 1JE

DESCRIPTION

Modern retail / office premises on Main Street in Larne town centre.

Comprises ground floor retail area, prep/store rooms and first floor offices/stores.

ACCOMMODATION

Ground Floor	167.3 sq m (1,801 sq ft)
First Floor Office	69.3 sq m (746 sq ft)
TOTAL AREA	236.6 SQ M (2,547 SQ FT)

LOCATION

Located on Main Street between Quay Street and Broadway in Larne town centre, 23 miles from Belfast City Centre and 1 mile from Larne-Cairnryan Harbour.

The property is close to Lidl, B&M Bargains, Poundland and Peacocks at Larharna Retail Park.

Click [here](#) for Streetview link.



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LEASE DETAILS

Term:	Negotiable
Rent:	£18,500 per annum plus VAT
Rent Reviews:	5 yearly
Repairs & Insurance:	The tenants will be responsible for repairs to the premises and the building insurance premium
VAT:	The premises are not registered for VAT

SALE DETAILS

Price:	£225,000 exclusive of VAT
Tenure:	Freehold / Leasehold subject to a nominal ground rent.

RATES

NAV:	£16,800
Estimated Rates Payable:	£11,296.57 for 2024/25 rates year

EPC

Energy Rating:	TBC
Certificate Number:	





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## CONTACT

For further information or to arrange a viewing  
please contact joint agents:

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