



To Let Modern Shop Premises

18 Main Street, Larne BT40 1DW



McKIBBIN
COMMERCIAL

028 90 500 100

SUMMARY

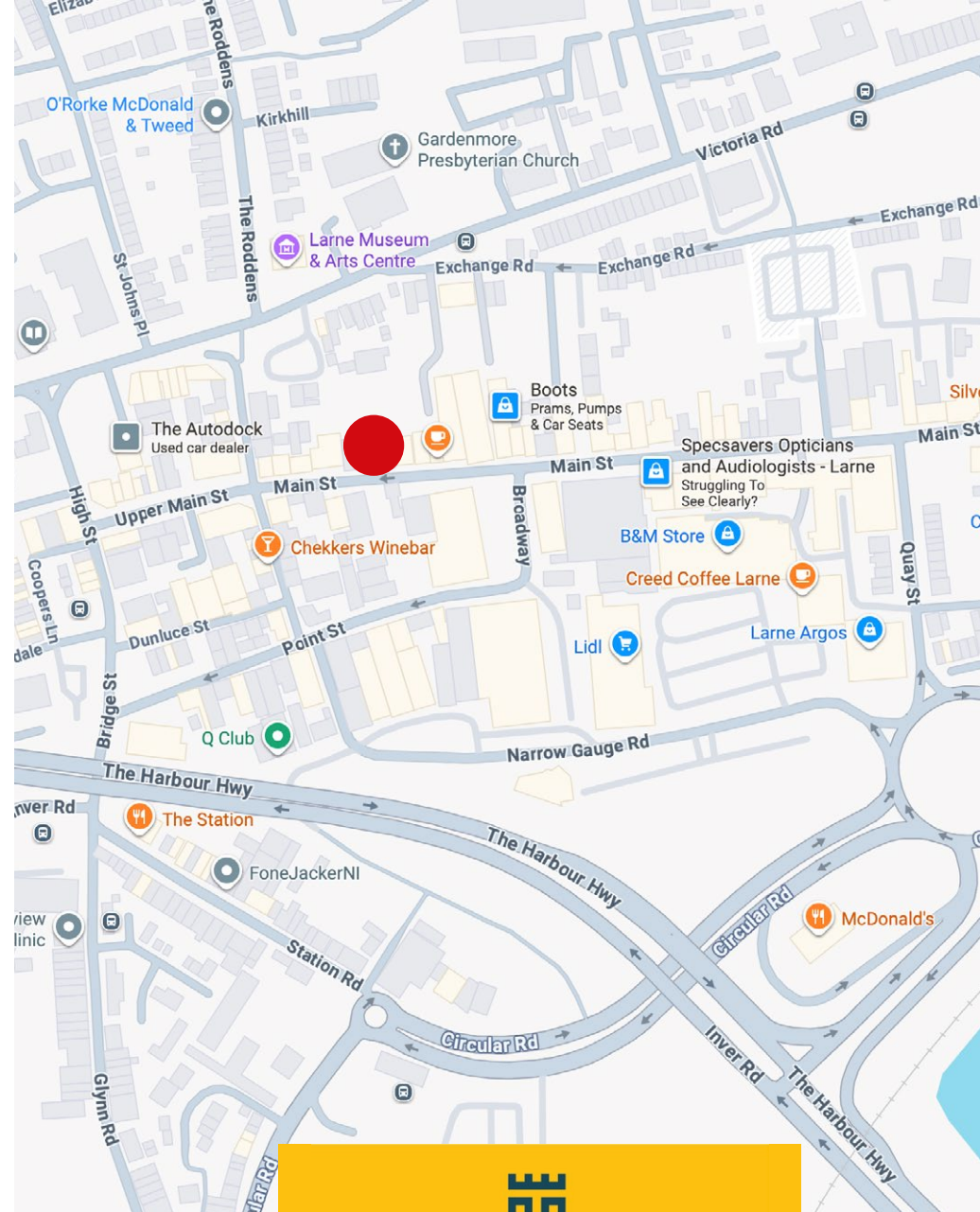
- High specification retail premises of c. 202sq m (2,174 sq ft) comprising sales and back up accommodation over ground and first floor.
- Previously occupied by a bridal salon and immediately available.
- High profile location on Main Street, Larne, Co. Antrim.

DESCRIPTION

- The subject is a modern retail building of c. 202sq m (2,174 sq ft) over ground and first floors.
- The ground floor has two separate sales areas with secure office and stairwell access to first floor providing storage, kitchen and toilets.
- The unit is a modern building finished to a good specification with aluminium framed double glazed shop front and roller shutter. Internally the sales area is fitted and ready for trading. Finishes include carpet tiled floor, plastered and painted walls, suspended ceiling with recessed lighting, wall mounted heating/air con units and intruder/fire alarms.

LOCATION

- The property occupies a high profile location on the northern side of Main street, the principal retail throughfare in Larne Town Centre. Other occupiers in the vicinity include Woodsides, Boots, Superdrug and Hays Travel.
- Larne is a town on the east coast of Co. Antrim, located 23 miles north of Belfast, with a population of 18,853 in the 2021 Census. It is a major passenger and freight roll on/roll off seaport within Mid & East Antrim Borough Council area.
- The town provides a range of services for the local population and is located on the A2 Causeway Coastal Route, on the southern edge of the Antrim Coast and Glens Area of Natural Beauty.



To Let Modern Shop Premises

18 Main Street, Larne BT40 1DW



McKIBBIN
COMMERCIAL

028 90 500 100

ACCOMMODATION

Floor	Description	Sq M	Sq Ft
Ground Floor	Frontage	6.84	22.5
	Sales Area	94.84	1,021
	Sales Area 2	64.60	695
	Office	8.05	86
First Floor	Store	30.43	327
	Kitchen	4.13	45
	Male & Female WC		
Total Net Internal Area		202.05	2,174



To Let Modern Shop Premises

18 Main Street, Larne BT40 1DW



McKIBBIN
COMMERCIAL

028 90 500 100

RATES INFORMATION

NAV: £11,700

Rate in the £ 2026/27: 0.71708

Rates payable 2026/27 = £6,711.86

(inclusive of Small Business Rates Relief)

Interested parties should check their individual rates liability directly with Land & Property Services.

LEASE DETAILS

Term: Negotiable, subject to a minimum of 3 years

Rent Reviews: Upwards Only every 3/5 years.

Rent: £16,500 per annum, exclusive

Repairs & Insurance: Tenant responsible for all repairs and reimbursement of the building insurance premium to the Landlord.

VAT

All prices, rentals and outgoings are exclusive of, but may be liable to VAT.



To Let Modern Shop Premises

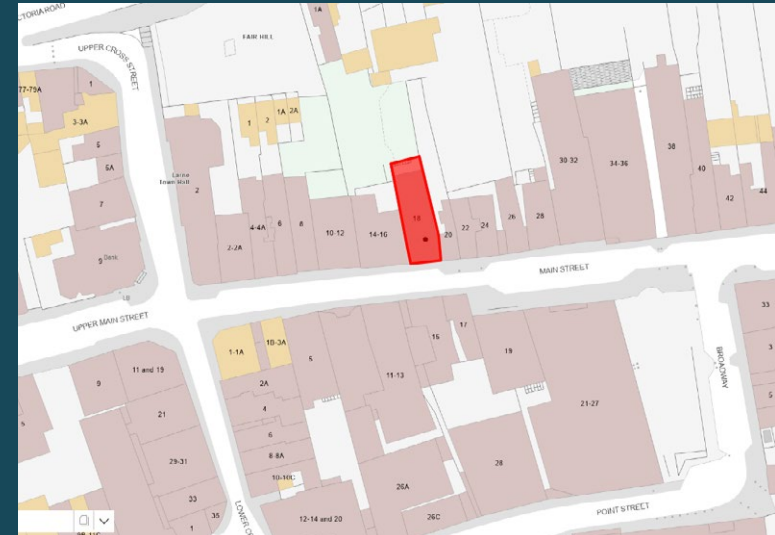
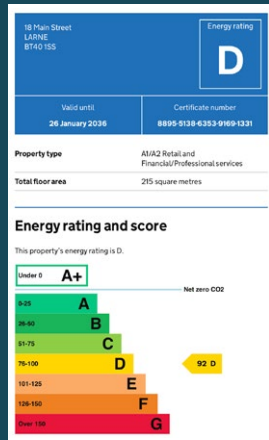
18 Main Street, Larne BT40 1DW



McKIBBIN
COMMERCIAL

028 90 500 100

EPC



Not to Scale

CONTACT

For further information or to arrange a viewing contact:

Brian Wilkinson
bw@mckibbin.co.uk

Ben Escott
be@mckibbin.co.uk

McKibbin Commercial Property Consultants
Chartered Surveyors

One Lanyon Quay, Belfast BT1 3LG
02890 500 100
property@mckibbin.co.uk
www.mckibbin.co.uk



Follow us for up-to-date
news and information!

Disclaimer - McKIBBIN COMMERCIAL PROPERTY CONSULTANTS (and their Joint Agents where applicable) for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of McKIBBIN COMMERCIAL PROPERTY CONSULTANTS or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) McKIBBIN COMMERCIAL PROPERTY CONSULTANTS cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of McKIBBIN COMMERCIAL PROPERTY CONSULTANTS has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) McKIBBIN COMMERCIAL PROPERTY CONSULTANTS will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

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/ukxi/2017/692/> made Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with McKIBBIN COMMERCIAL PROPERTY CONSULTANTS. 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.

McKIBBIN
COMMERCIAL

028 90 500 100