



TO LET

FIRST FLOOR OFFICE EXTENDING TO C. 2,200 SQ. FT.
47 POINT STREET, LARNE, CO. ANTRIM, BT40 1HU

Colliers
INTERNATIONAL

PROPERTY SUMMARY

- First floor office accommodation extending to c. 2,200 sq. ft.
- Town Centre location
- Available immediately
- Asking Rent £8,000 per annum exclusive

SITE PLAN



LOCATION

Larne is located on the North East coast of Northern Ireland c. 24 miles North of Belfast. Larne is one of Northern Ireland's leading market Towns and has established itself as one of the largest strategic ports leading into and out of Ireland.

Larne is highly accessible via the A8 Ballynure Road and M2 which allows for main road access to Belfast, Antrim, Ballymena and Derry/Londonderry. Larne train station is located less than 0.5 miles away from the subject property.

The subject property is situated near the lower end of Main Street which is Larne's main retailing pitch. Nearby occupiers include Poundstretcher, T F Woodside, Danske Bank and Halifax. The property is also in close proximity to Moyle Hospital, Larne High School, Laharna Retail Park, Larne train station and Larne Harbour.

DESCRIPTION

The subject property extends to approximately 2,200 sq. ft. at first floor level. Internally the unit is finished with tiled floors, painted and plastered walls, suspended ceiling with fluorescent strip lighting. The accommodation includes a Kitchen area, storage and WC. The accommodation is accessed via an attractive entrance foyer and serviced by a disabled lift and staircase.

LEASE

- Term: New 5 year lease
- Rent: £8,000 per annum exclusive
- Repairs: Full repairing and insuring terms
- Property Rates & service charge covered by the tenant.

RATEABLE VALUE

We have been advised by Land & Property Services of the following;

Net Annual Value: £8,800
 Rate in the £2017/2018: £0.615350
 Estimated Rates Payable: £5,415

RENTAL PRICE

£8,000 per annum exclusive.

EPC

D77 - As illustrated in graph.

VAT

The property is elected for VAT, all payments due by the tenant will be subject to VAT.

FURTHER INFORMATION

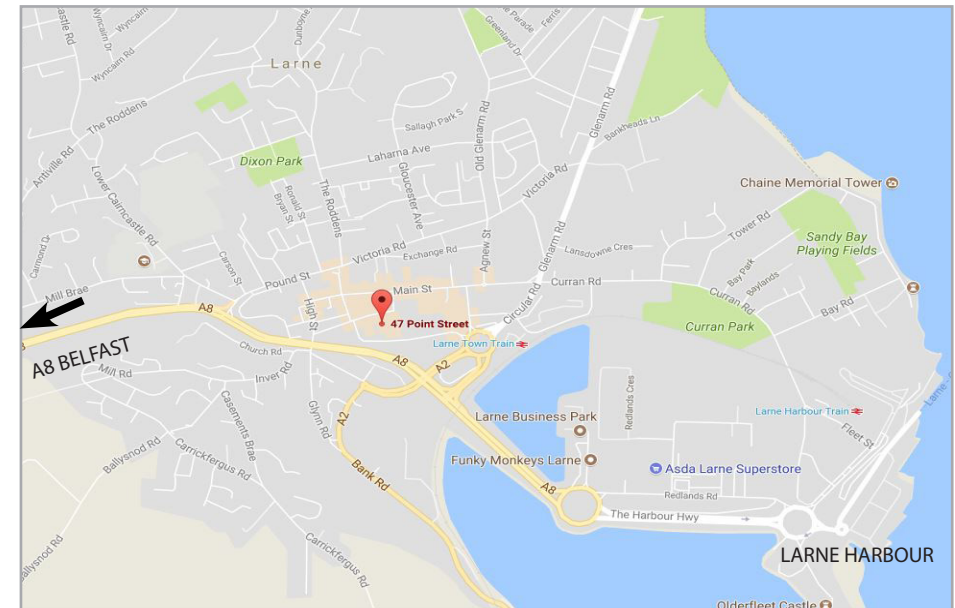
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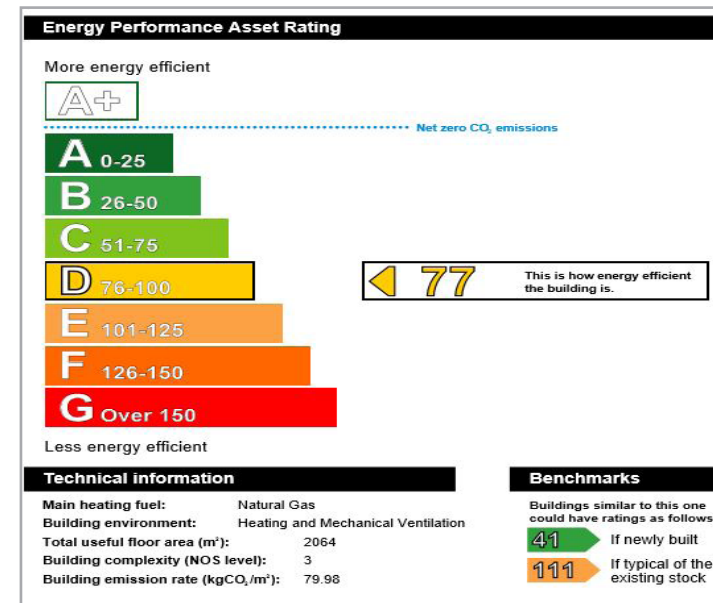
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LOCATION MAP



EPC



GROUND FLOOR ENTRANCE



MAIN OFFICE



OFFICE A



OFFICE B

