



Prominent Town Centre Property

Property Highlights

- Substantial Grade B1 Listed former bank premises arranged over ground and first floors with private car parking and a garage.
- Extending to approximately 3,947 sqft (366.69 sqm) on a site of c.0.13 acres (0.053 ha).
- Suitable for a variety of uses, subject to planning permission.

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Location

Larne is a town on the east coast of Co. Antrim with a population of c.19,000 people (2011 Census) together with a catchment population from nearby villages such as Ballygally, Kilwaughter, Glynn and Islandmagee. It is located approximately 23 miles north of Belfast and 21 miles east of Ballymena at the mouth of Larne Lough and is easily accessible with good road and rail connections. Larne is a premier port in Ireland handling over 300,000 freight units, 220,000 tourist vehicles and 845,000 passengers a year. The town has multiple national retailers together with many family-run and independent businesses and in recent years has seen considerable private residential development.

The subject property occupies a highly prominent position on Upper Cross Street at its junction with Lower Cross Street, Main Street and Upper Main Street benefitting from high volumes of pedestrian and vehicular traffic. Nearby occupiers include Superdrug, DV8, Woodsides Department Store, Hays Travel, Clarks, S.D. Kells Menswear, Apache Pizza, McCoubrey & Woodside Chemist, Thompsons Lighting and Brian Todd Estate Agents.

Description

Grade B1 Listed (HB Ref No: HB06/12/019) former bank premises on a corner site of a traditional construction.

Built in 1931 the subject property is a single and two storey building beneath hipped slate and flat roofs. The exterior walls are clad in cream coloured ceramic blocks with a moulded granite plinth.

Attractive facades comprising detailing such as pediments, columns, cornices, string courses, balustraded parapets with timber and metal framed single glazed windows.

Enclosed car park laid in concrete that is accessible from Upper Main Street with a single storey garage beneath a pitched slate roof.

The ground floor, which sits above pavement level, is accessed via steps and is configured to provide a former banking hall, open plan office, two vaults, several private offices and stores, boiler room and WC facilities. To the rear there is a small enclosed yard in which there are two stores.

The first floor, some of which is in need of modernisation, provides office and storage accommodation with kitchen and WC facilities.

Internal fitout includes:

- Plastered/painted, papered, timber panelled and tiled walls.
- Plastered/painted, papered and suspended ceilings.
- Range of recessed and surface mounted fluorescent ceiling lighting.
- Carpet, vinyl, parquet and tile floor coverings.
- Part perimeter trunking.
- Air conditioning with Economy 7 and oil fired heating via wall mounted radiators.

Accommodation

The property provides the following approximate net internal area:

Description	Sq Ft	Sq M
Ground Floor	2,377	220.83
First Floor	1,570	145.86
Total	3,947	366.69

The property occupies a site area of approximately 0.13 acres (0.053 ha), as outlined red on the map overleaf.

Title

We are advised that the property is held Freehold.

NAV

We have been advised by Land & Property Services that the Net Annual Value is £17,500, resulting in rates payable for 2022/23 of approximately £10,529 (excluding any reliefs that may be applicable).

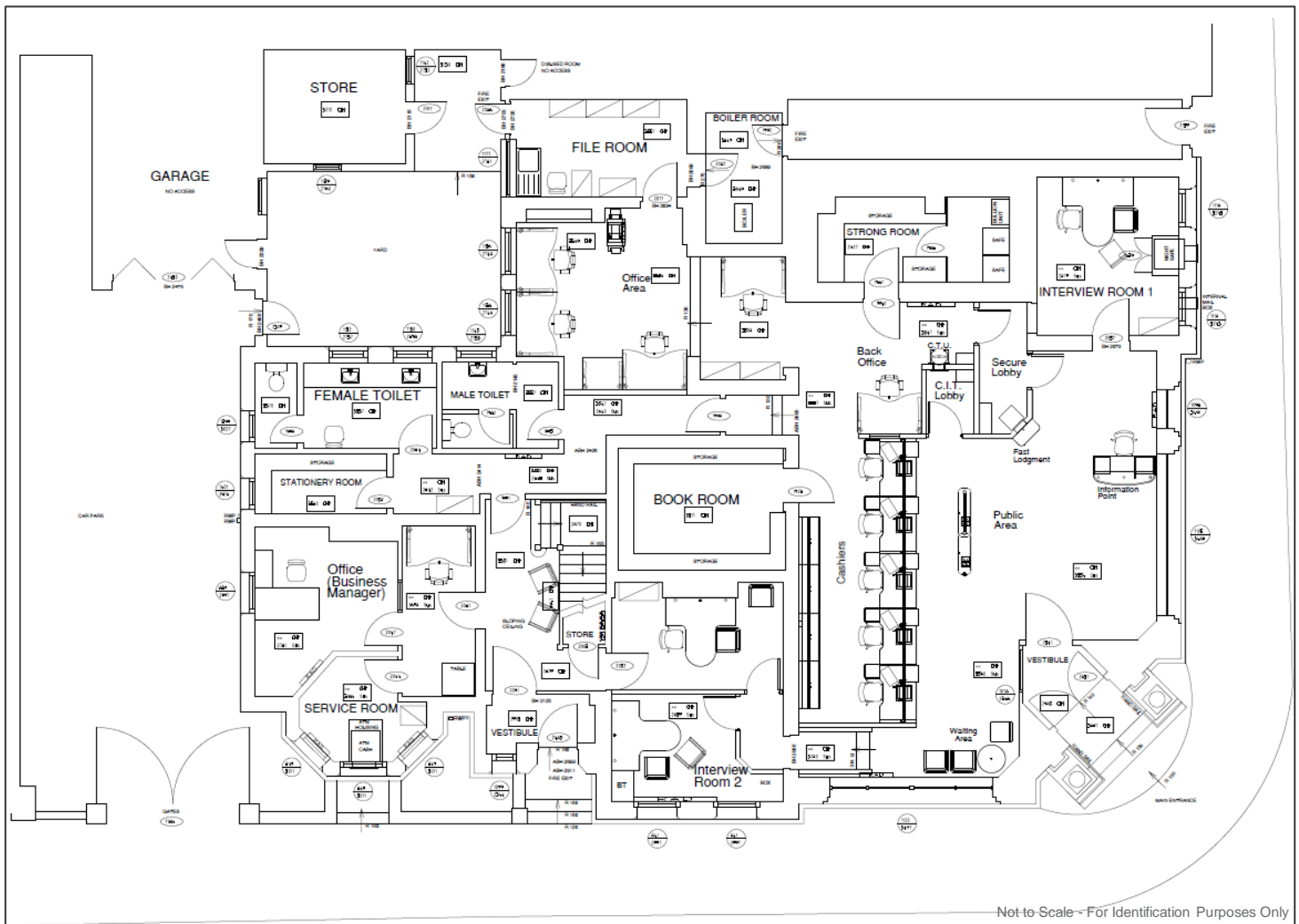
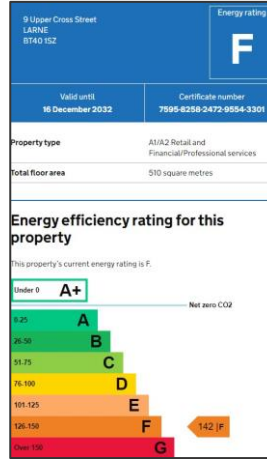
Price

Offers in excess of £175,000 exclusive, subject to contract.

VAT

We are advised that the property is not elected for VAT.

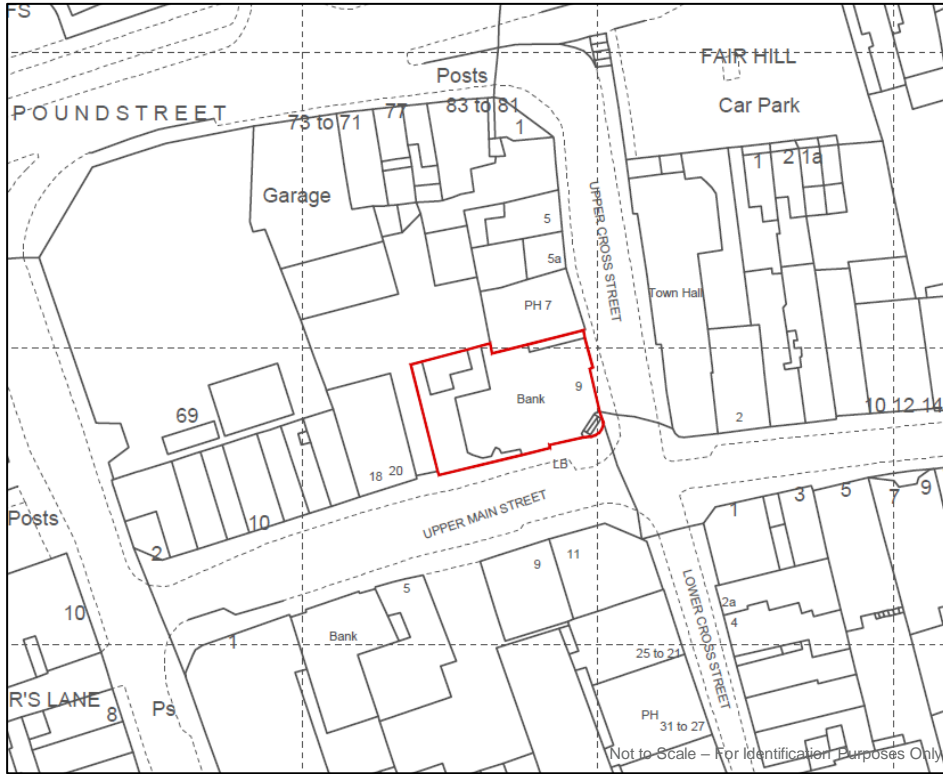
EPC



Ground Floor Plan

FOR SALE

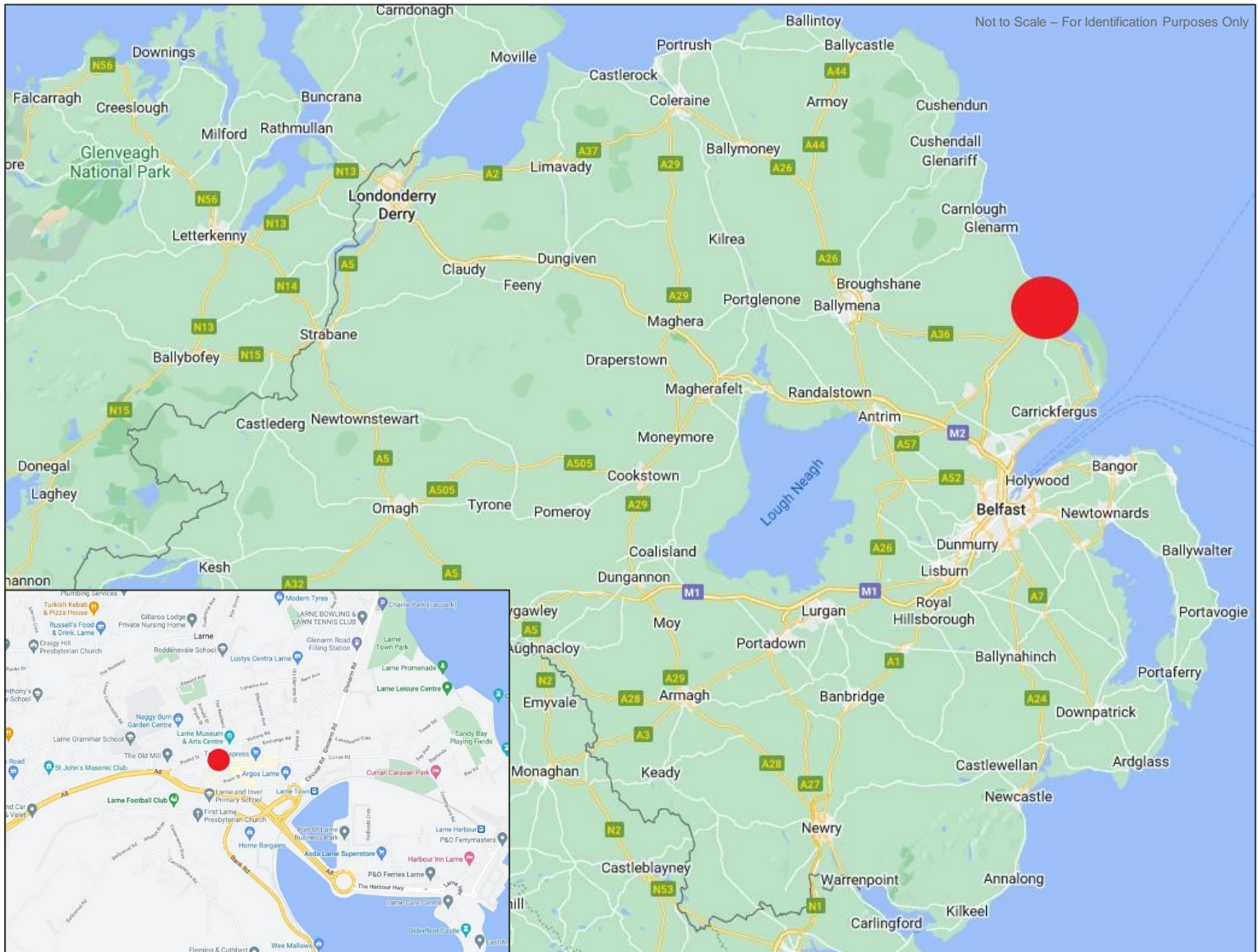
**9 Upper Cross Street,
Larne,
BT40 1SZ**



Map of Property



Car Park & Garage



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