

TO LET - RETAIL / OFFICE UNITS

LAHARNA RETAIL PARK, 63 CIRCULAR ROAD, LARNE, BT40 1HR

CBRE NI

PART OF THE AFFILIATE NETWORK



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Location

Larne is located approximately 21 miles north of Belfast city centre and is one of Northern Ireland's most significant ports. Laharna Retail Park constitutes the town's dominant retail provision with a strong tenant line up and benefits from 191 car park spaces. Occupiers currently represented in the scheme include Lidl, Argos, B&M, Poundland and Menary's.

Description

The subject premises is situated adjacent to Lidl and is fitted out to include carpet and vinyl flooring, suspended ceiling with a combination of spot lighting and recessed fluorescent strip lighting. The unit further benefits from a feature glazed shop front. The first floor provides office, kitchen and WC facilities. Additional office / storage space is also available which is currently finished to a shell specification. The first floor space can be merged and leased in its entirety whilst the ground floor unit may also be leased separately.

Accommodation

Unit	Floor	Size (Sq. ft)	Size (Sq. m)	Rateable Value (23/34)
Unit 8A Unit 8B	Ground First	556 627	51.66 58.26	£9,400 £3,250
Unit 9B	First	639	59.44	£3,450



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Tenure

Term	By Negotiation
Rent	On Application
Repairs & Insurance	Effective Full Repairing and Insuring basis via service charge

Rateable Value

We have been advised by Land and Property Services that the total rateable value for Unit 8A & 8B is £12,650. The rate poundage for 2023/2024 is £0.620696 therefore the rates payable for the current year are £7,851.80.

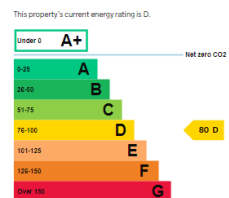
The rateable value for Unit 9B is £3,450. The rate poundage for 2023/2024 is £0.620696 therefore the rates payable for the current year are £2,141.

EPC

9b Laharna Retail Park 63 Circular Road Larne BT40 1J5	Energy rating D
Valid until 12 March 2032	Certificate number 3492-2219-2269-1782-1884

Property type A1/A2 Retail and Financial/Professional services
Total floor area 63 square metres

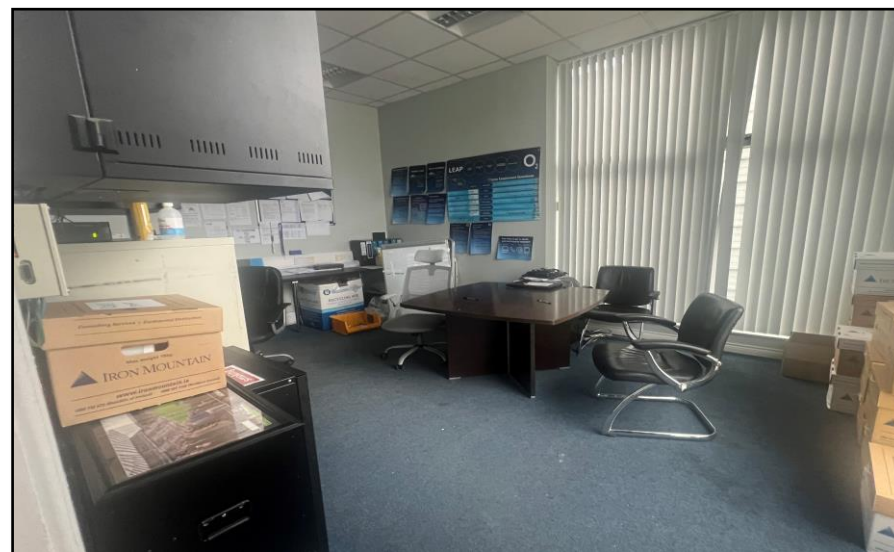
Energy rating and score



Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.

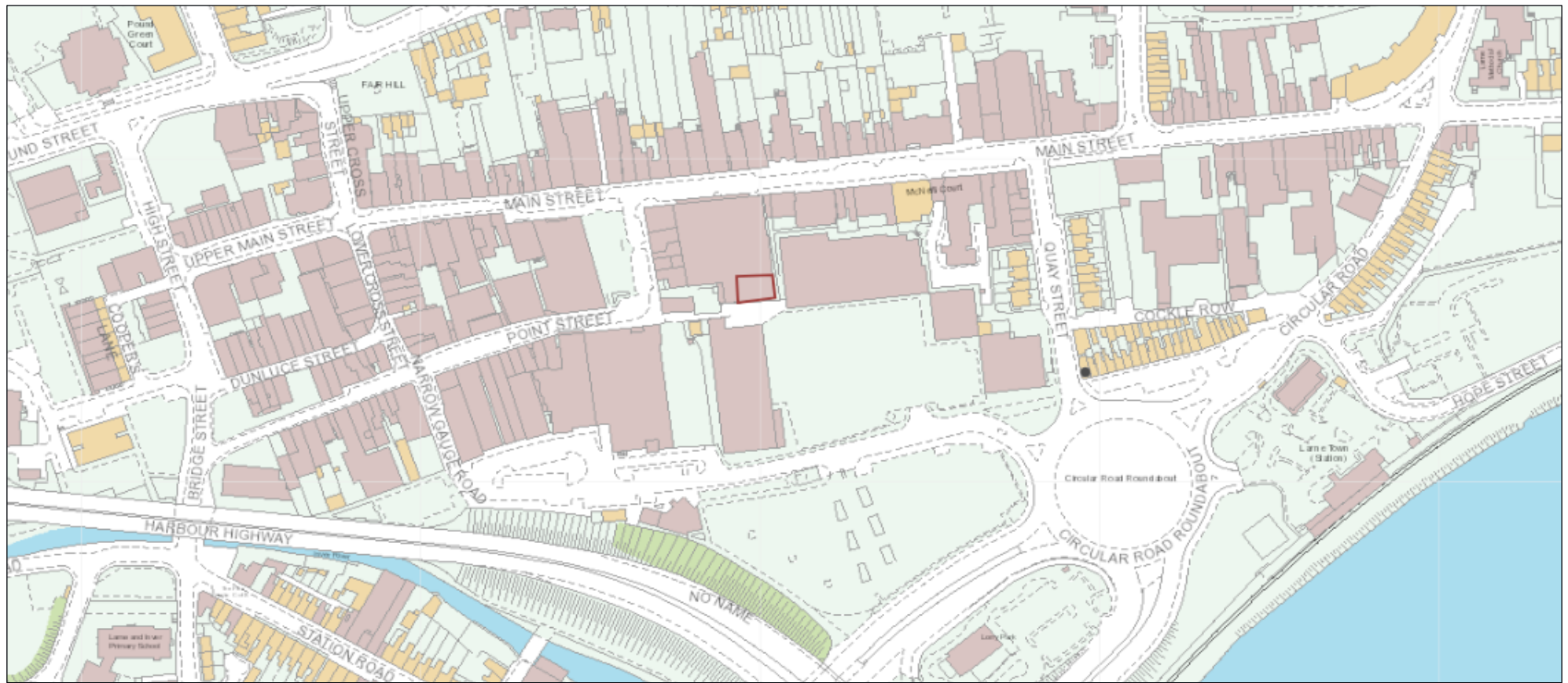
VAT

All prices are quoted exclusive of VAT, which may be payable.



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