

OK  
T

SPAR

BROOKLYN BAY

HALDANE

FISHER

OMNIPLEX

ASDA

SUBJECT  
PROPERTY

DOMINOS

KFC

CURRAN COURT HOTEL

# TO LET

## Unit 4, Port of Larne Business Pk, 1 Redlands Rd, Larne BT40 1FD

Prominent Retail / Showroom Unit of c. 6,300 sq ft (which can be sub-divided) in Larne's Premier Retail and Leisure Park



# LOCATION

Larne which has a district population of c. 30,000 persons, is a busy provincial town on the eastern coast of Co. Antrim c. 25 miles north of Belfast and 20 miles east of Ballymena. It accommodates one of the Province's busiest ro-ro ports with up to 38 ferry arrivals / departures daily to Scotland and England providing freight and domestic services with both traditional and fast ferries and it is anticipated that Brexit will substantially enhance port activities and passing trade .

The unit is located in Larne's premier retail and leisure park fronting Redlands Road, within sight of Larne Harbour just off the main A8 / A36 Belfast / Ballymena Road, providing quick and convenient access throughout the Province. The completion of the dualling of the A8 has dramatically cut journey times to Belfast which can now be reached in under 30 minutes.

# DESCRIPTION

The unit enjoys a prime location, beside the entrance to the Omniplex Cinema and benefits from 600 car park spaces serving the Park and the adjoining Asda superstore which generates substantial daily footfall. Other occupiers in the park include Dominos Pizza, Brooklyn Bay Diner and KFC.

Most recently utilised as a children's soft play centre and café, the unit is fitted to include vinyl flooring, suspended lighting, connective for communal kitchen, with office and lades/ gents / disabled WCs.

Suitable for a variety of complimentary retail and leisure uses such as coffee shop or furniture showroom etc, subject to any necessary planning consents.

# ACCOMMODATION

The retail area extends to c. 585 sq m (6,300 sq ft) and includes connection to mains services and WCs.

## 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/uksi/2017/692/made>. Any information and documentation provided by you will be held for a period of 5 years from when you cease to have a contractual relationship with OKT. 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.

REF: 4164'1





# LEASE DETAILS

RENT: £50,000 per annum  
 TERM: Negotiable subject to periodic upwards only rent reviews  
 REPAIRS / INSURANCE: Full repairing and insuring basis by way of service charge  
 VAT: All prices, outgoings etc are exclusive of, but may be subject to VAT.

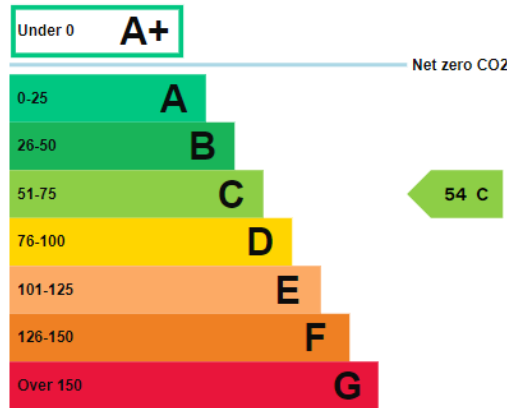
In accordance with the current Anti-Money Laundering (AML) Regulations, the proposed purchaser / tenant will be required to satisfy the Vendor / Lessor and their agents regarding the source of the funds used to complete the transaction.

## NAV (RATES PAYABLE)

NAV: £33,900

Estimated rates payable in accordance with LPS Website: £22,794.87.

All perspective purchasers/tenants should make their own enquiries to confirm the NAV / rates payable.



## FURTHER INFORMATION

For further information / viewing arrangements please contact:

**IAIN MCCABE**

iaain.mccabe@okt.co.uk

**JAMES CHRISTIE**

james.christie@okt.co.uk



### O'CONNOR KENNEDY TURTLE

Belfast Office: 22 Adelaide Street, Belfast BT2 8GD 028 9024 8181 | Northern Office: 20-22 Stable Lane, Coleraine BT52 1DQ 028 7034 4244 okt.co.uk

OKT for themselves and for the Vendors or Lessors of this property whose agents they give notice that (i) the particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, an offer at contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of O'Connor Kennedy Turtle has any authority to make or give any representation or warranty in relation to this property. (iv) OKT have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.