



Brian
Todd
.co.uk

18-20 Point Street, Larne, BT40 1HY

Guide Price £75,000

KEY FEATURES

- **THREE STOREY FORMER RETAIL COMMERCIAL PREMISES**
- **CLOSE TO THE MAIN SHOPPING AREA**
- **ZONED FOR REGENERATION**
- **DEVELOPMENT OPPORTUNITY**
- **SUITABLE FOR A VARIETY OF USES, SUBJECT TO ALL RELEVANT AND STATUTORY APPROVALS**
- **CHAIN FREE**

THE PROPERTY COMPRISES:

Ground Floor

UNIT 1: 57' 0" x 17' 6" (17.37m x 5.33m) c. 1000 sq.ft.

UNIT 2: 49' 7" x 18' 3" (15.11m x 5.56m) c. 900sq.ft.

First Floor

Two further floors, suitable for office accommodation.

For sale by Brian A Todd & Co Ltd via the iamsold Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit iamsoldni.com. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

Situated just off the Main Street, this is a an opportunity for the discerning purchaser to acquire this three storey former retail/commercial premises, in need of refurbishment.

Suitable for a variety of uses, subject to all relevant and statutory approvals, the property provides great development opportunity in an area zoned for re generation.

Further details can be obtained from Agents.

Auctioneers Comments:

This property is for sale under Traditional Auction terms. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold.

With this auction method, an immediate exchange of contracts takes place with completion of the purchase required to take place within 28 days from the date of exchange of contracts.

The buyer is also required to make a payment of a non-refundable, part payment 10% Contract Deposit to a minimum of £6,000.00.

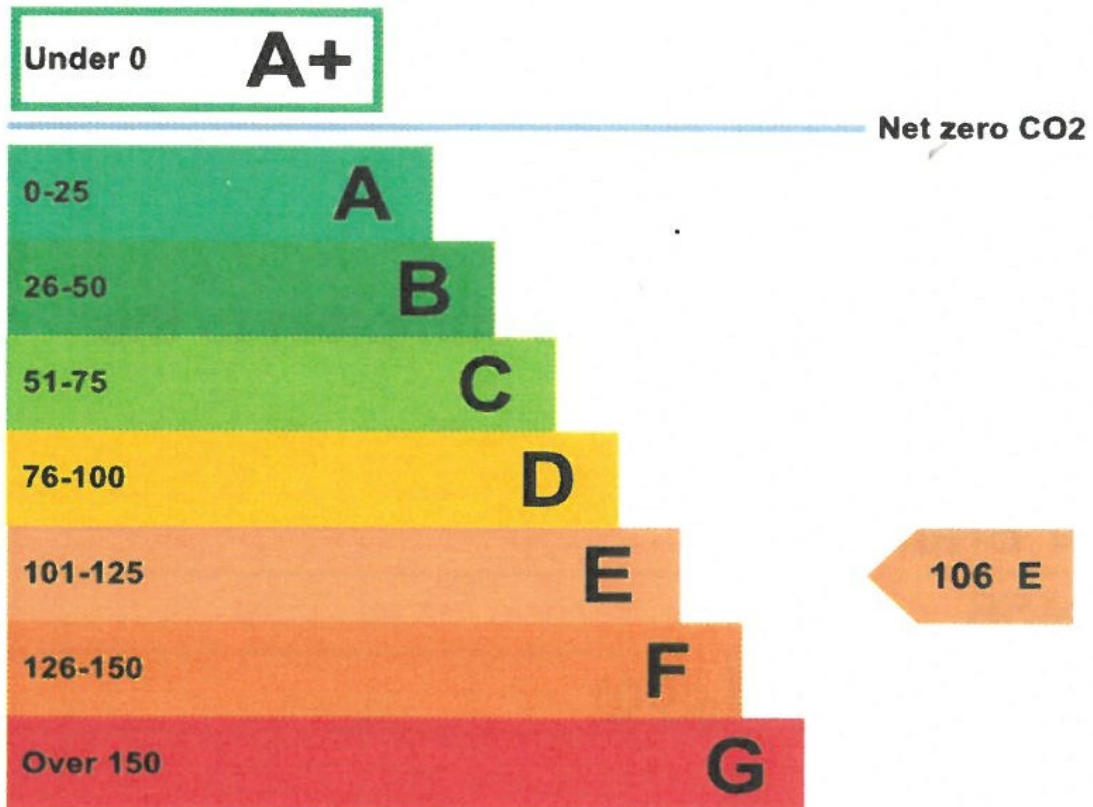
In addition to their Contract Deposit, the Buyer must pay an Administration Fee to the Auctioneer of 1.80% of the final agreed sale price including VAT, subject to a minimum of £2,400.00 including VAT for conducting the auction.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

Terms and conditions apply to the traditional auction method and you are required to check the Buyer Information Pack for any special terms and conditions associated with this lot.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.





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These particulars are given on the understanding that they will not be construed as part of a contract, conveyance or lease. Whilst due care and diligence is taken in compiling this information, we can give no guarantee as to the accuracy thereof and enquirers are recommended to make further enquiries which they think necessary. Neither the vendor, Brian A. Todd & Co., nor any person employed by Brian A. Todd & Co. has any authority to make or give any representation or warranty whatsoever in relation to this property. All measurements are given in feet and inches and are approximate. We have not tested nor inspected any appliances, services or fixtures and fittings in relation to this property.