



## 2 & 2A UPPER WATERLOO ROAD

Larne BT40 1HD

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

**Offers Around £160,000**

## 2 & 2a Upper Waterloo Road , Larne, BT40 1HD



This substantial commercial property spans approximately 4,700 square feet and is ideally situated just 0.5 miles from Larne town centre.

The ground floor features a spacious retail unit of around 1,900 square feet, complete with a kitchen area, and a lift providing access to the first floor. The first floor offers an additional 1,900 square feet of storage space, along with two offices, kitchen, and toilet facilities.

Adjacent to the main building

is a separate office facility at 2a Upper Waterloo Road, encompassing 900 square feet and consisting of three offices and a WC. There is potential to convert 2a into accommodation, subject to necessary and satisfactory permissions. The main retail unit is currently let to an existing business and benefits from a high volume of passing trade in a prime residential area making this property an attractive investment opportunity.

Rental yield details are available upon request.



### Directions



# Floor Plan

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