

## **CARRICKFERGUS BRANCH**

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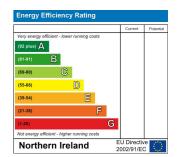
NETWORK STRENGTH - LOCAL KNOWLEDGE





# 2 & 2A UPPER WATERLOO ROAD

Larne BT40 1HD



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

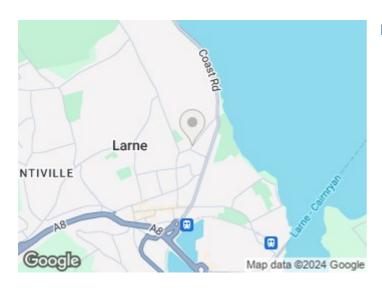


This substantial commercial property spans approximately situated just 0.5 miles from Larne town centre.

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 storage space, along with two offices, kitchen, and toilet facilities.

Adjacent to the main building opportunity.

is a separate office facility at 2a Rental yield details are Upper Waterloo Road, available upon request, 4,700 square feet and is ideally 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 additional 1,900 square feet of from a high volume of passing trade in a prime residential area making this property an attractive investment

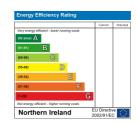


**Directions** 



## **Floor Plan**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





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