

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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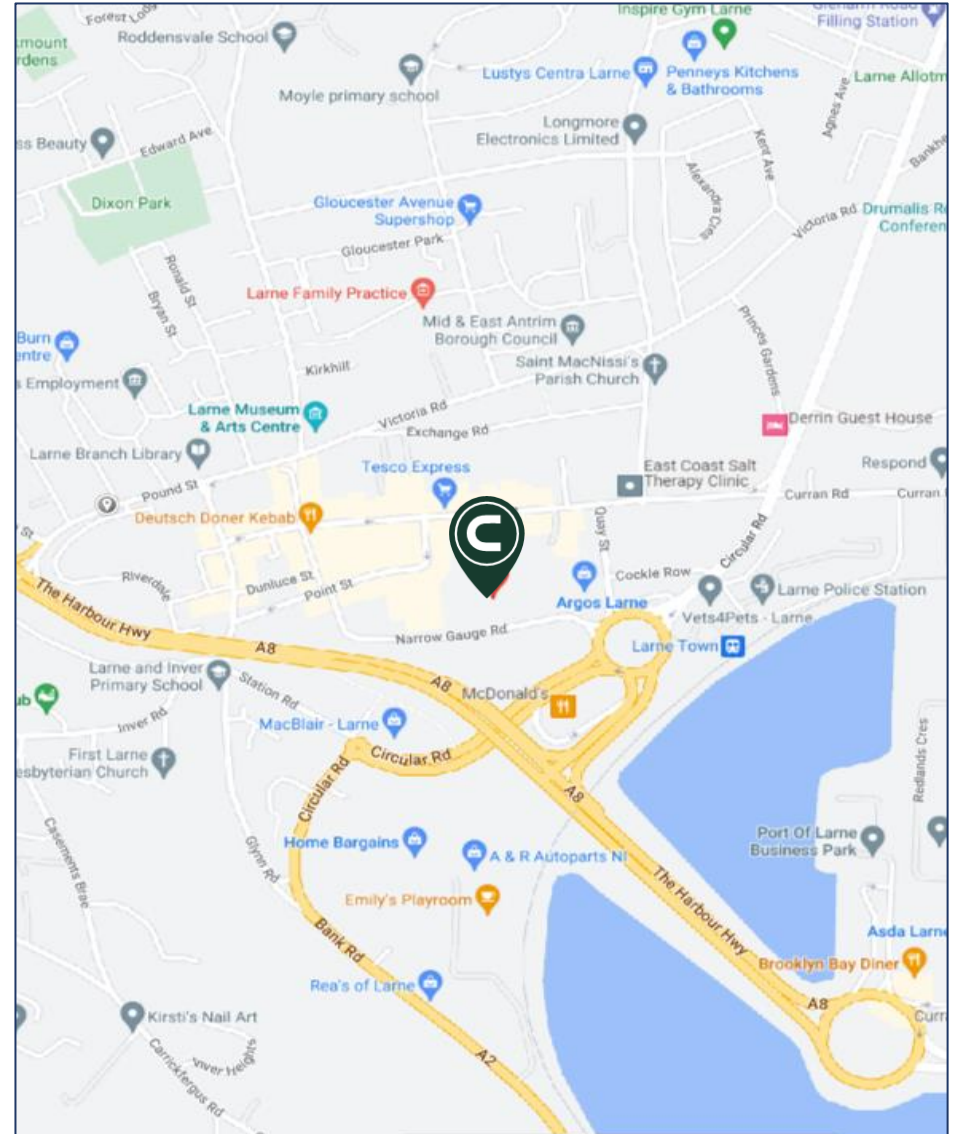
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Location

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.



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Accommodation

Unit	Floor	Size (Sq. ft)	Size (Sq. m)	Estimated Rates Payable (25/26)
Unit 8A Unit 8B	Ground First	556 627	51.66 58.26	£6,545 £2,263
Unit 9A	Ground	732	68.05	£6,650
Unit 9B	First	639	59.44	£2,402

Lease Details

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

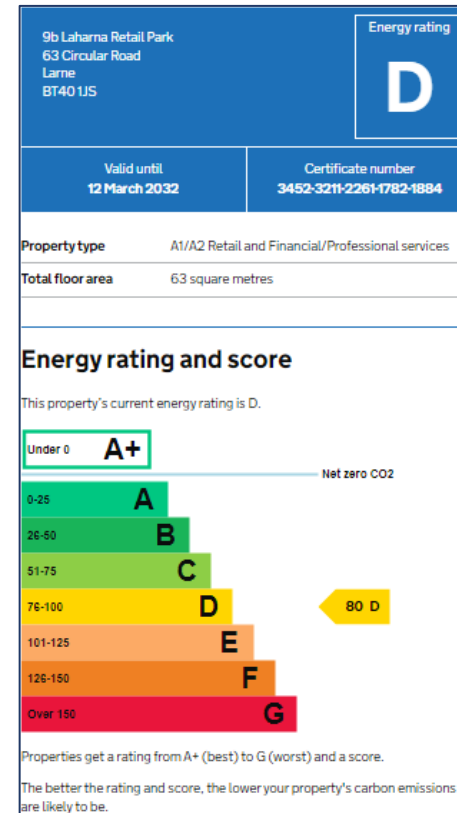
VAT

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

AML

CBRE NI are required to obtain evidence of the identity and proof of address of potential purchasers/tenants as part of mandatory anti-money laundering checks.

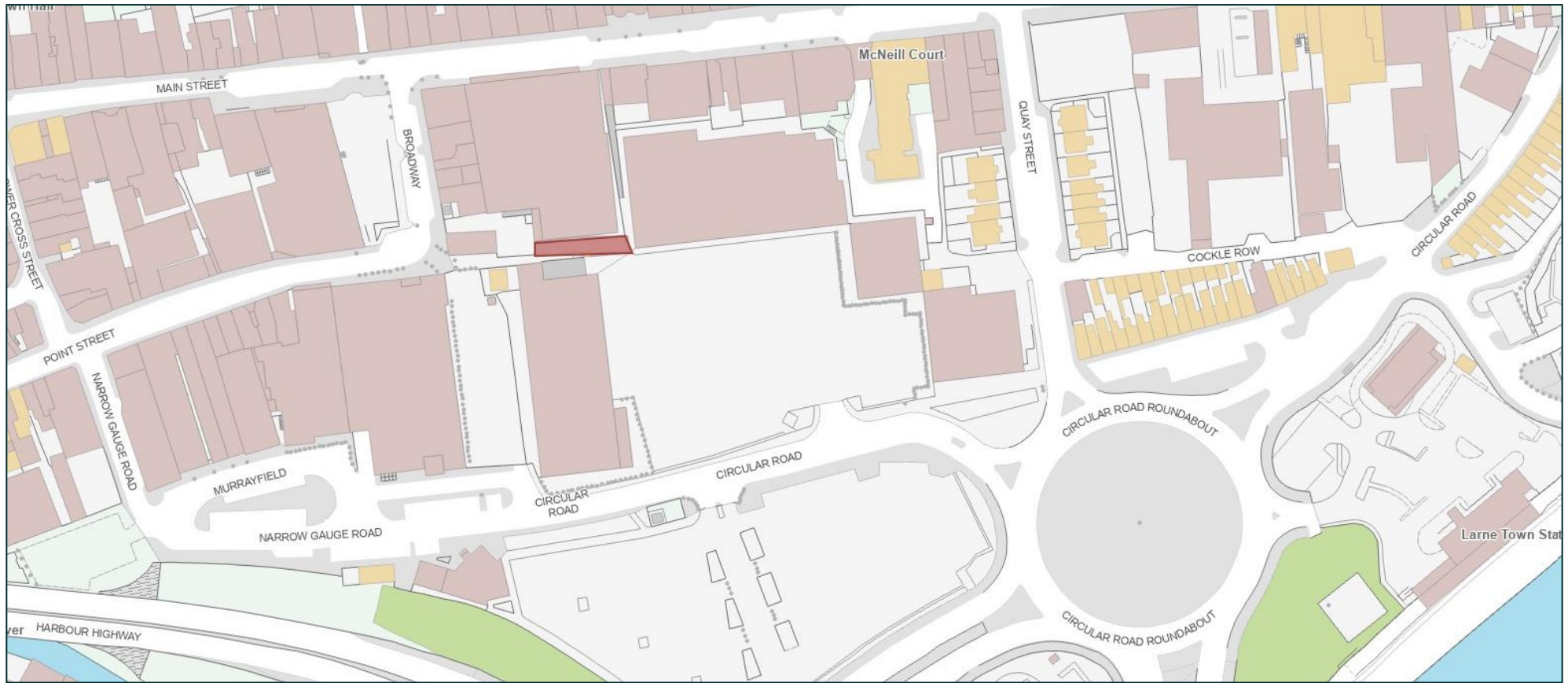
EPC



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