



To Let Retail Premises with Hot Food Planning Consent

10 Linn Road, Larne, BT40 2BT

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Summary

- Situated within an extremely busy Eurospar petrol filling station complex.
- High quality and well fitted open plan retail shop, which is 'ready to go'.
- Property extends to c.788 sq.ft with a glazed frontage and free car parking.
- Change of use granted to Hot Food (Planning Ref: LA02/2023/1182/F).

Location

The subject property is situated in a prominent and strategic location on the Linn Road, Larne, adjacent to a new-build and extremely busy Eurospar petrol filling station, pharmacy, bookmakers and a chip shop.

The property is surrounded by high density residential housing and within close proximity to Caterpillar's manufacturing facility on the Old Glenarm Road, which employs hundreds of workers. Part of the manufacturing facility was acquired by Radox, who are to develop a new facility as part of its growth plans.



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Description

The subject property comprises a single storey end terrace retail premises of red brick construction with a pitched tiled roof and an aluminium framed glazed shop frontage, secured with an electrically operated roller shutter door.

Internally the property is very well fitted out to include a suspended ceiling with recessed LED lighting, wood style laminate flooring and slatwall panels for shelving purposes. To the rear of the shop, separated with a stud wall includes a small rear store area with kitchenette, disabled toilet and rear exit door.

Free on-site car parking is located directly to the front of the premises and there is walkway down the side of the premises, providing ease of access to the rear yard area for deliveries and bin storage etc.

The property was most recently occupied as a charity shop and received change of use planning consent to Hot Food on 27th September 2023. (Planning Reference: LA02/2023/1182/F).

Accommodation

We calculate the approximate Net Internal Areas of the property to be as follows:

Ground Floor	Sq. M	Sq. Ft
Sales Area	56.11	604
Rear Store	17.09	184
WC		
Total:	73.20	788



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Rent

Inviting offers in the region of £15,000 Per Annum .

Rates

NAV: £6,700.00

Rate in £ (2025-2026): 0.672415

Rates Payable: approx. £4,505 per annum

Please note, this property should be eligible for a 20% reduction in rates payable due to Small Business Rates Relief. We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).

Rent

Tenant responsible for interior and exterior repairs.

Service Charge

Tenant to be responsible for the payment of a Service Charge in connection with the upkeep, maintenance and decoration of the development of which the subject premises form's part.

VAT

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

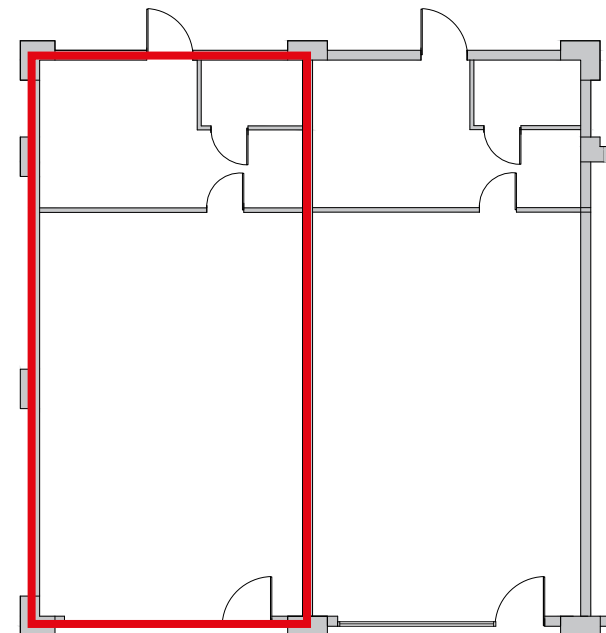
Viewing

Strictly by appointment with the sole letting agents:

Frazer Kidd

028 9023 3111

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Not To Scale. For indicative purposes only.



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