



Brian
Todd
.co.uk

Units 1 & 1A, 10 Redlands Crescent, Larne, BT40 1FF

Offers Around £POA

FEATURES

- END TERRACE, TWO STOREY OFFICE/BUSINESS UNIT
- 6 NO. PARKING SPACES PLUS DDA PARKING SPACE
- GAS FIRED CENTRAL HEATING
- GLAZED ALUMINIUM FENESTRATION
- TAR MAC APRON
- NK PERIMETER FENCING TO THE COMMON PARK
- GABLE END AND REAR ELEVATIONS CLADDED
- HALOGEN LIGHTING
- MEZZANINE/SUSPENDED TIMBER FLOOR
- STAIRS ONLY FROM FRONT OF BUILDING
- SUSPENDED CEILINGS THROUGHOUT
- MIXTURE OF CARPET AND LAMINATE FLOORING
- SEPARATE GAS AND ELECTRICAL METERS

Extending to c.2,235 sq. ft. (207.7sq.m.), this substantial office/business unit is located on Redlands Crescent, within Larne Harbour.

The property benefits from immediate access to the passenger and vehicle ferry port linking Larne to Cairnryan, Scotland.

Providing easy access to the main Harbour Highway and A8, Larne to Belfast Road, the property is approximately 23.5 miles from Belfast Port, 22.9 miles from Belfast International Airport and 26.2 miles from Belfast City Airport.

All enquiries and viewings can be obtained through Agents.

THE PROPERTY COMPRISES:

Ground Floor

UNIT 1: 1208 Sq Ft/112.2Sq M

First Floor

UNIT 1A: 1027Sq Ft/95.5Sq M

Neighbouring Occupiers

- P&O Ferries
- BPC Ventilation
- Grahams Construction (currently on site)
- AM Nextday
- Terumo
- Freight Direct Ireland
- Ledcom
- Apollo Ceilings
- Stealth Translations Limited
- NPS Developments
- East Coast Contracts

Lease Terms:

Term By Negotiation

Rent: £15,000 per annum

Service Charge: Will be levied to cover the costs of estate management.

Current estimated at £175.00 per annum exclusive.

Buildings Insurance: The tenant will reimburse the Landlord the cost for insuring the property.

Currently estimated at £695.00 per annum exclusive.

Value Added Tax:

We are advised that the property is registered for V.A.T., therefore V.A.T. will be chargeable in addition to the prices quoted.

Rates:

Unit 1: Ground Floor:

N.A.V. £4,150

Rate in £24/25: £0.62069

Rates payable if applicable: £2,575.89

Unit 1A: First Floor:

N.A.V.: £2,400

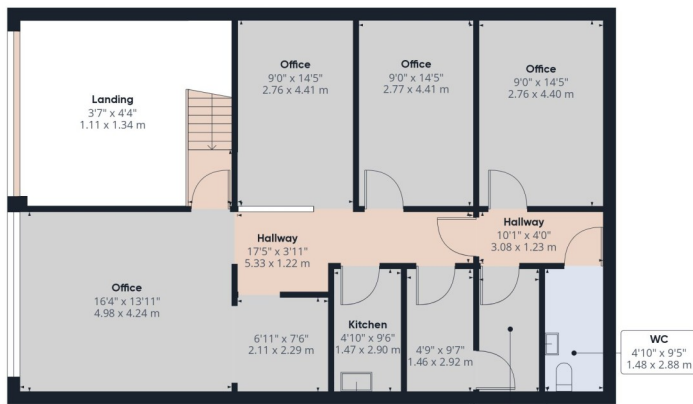
Rate in £24/25: £0.62069

Rates payable if applicable: £1,489.67





Floor 0



Floor 1

Approximate total area¹⁾
2225.6 ft²
206.76 m²

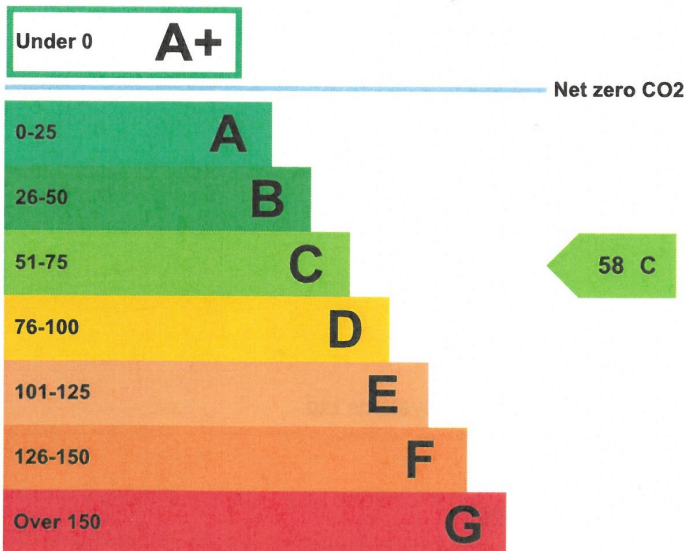
Reduced headroom
27.7 ft²
2.57 m²

(1) Excluding balconies and terraces

⌊ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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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.

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