

RETAIL UNIT - TO LET

UNIT 9B - LAHARNA RETAIL PARK, LARNE, BT40 1JS



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Key Benefits

- Modern office accommodation with excellent natural light
- Quality fit out to include carpet floor, lighting, heating, WC accommodation with lift and stair access.
- On site car parking
- 657 sq. ft.

Location

The premises occupy a prominent position on the first floor within Laharna Retail Park. Is suitable for a wide range of office occupiers.

Description

The subject unit comprises of 657 sq. ft. of office space and will be fitted out by the landlord to provide modern office facilities ready for immediate occupation.

The premises are also suitable for showroom, health and beauty and medical uses, subject to any necessary planning consent.

Accommodation

Area		
Unit 2	657 Sq. ft	61Sq. m



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Tenure

Term	Minimum of 5 years
Rent	£7,500p.a exclusive
Service Charge	A service charge will be levied to cover the cost of exterior repairs, maintenance, security and management estimated at £1,800 per annum
Repairs & Insurance	Full repairing and insuring lease terms via service charge recovery.

Rateable Value

Rates are to be assessed.

VAT

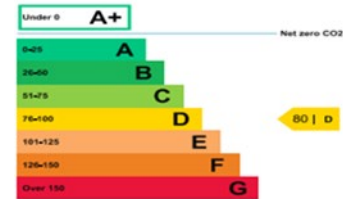
All prices, charges and outgoings are quoted exclusive of, but may be liable to Value Added Tax at the prevailing rate

EPC

Unit 9B, Laharna Retail Park has been rated as D-80 under EPC regulations. A copy of the EPC Certificate is shown below, and a full copy can be made available on request.

Energy efficiency rating for this property

This property's current energy rating is D.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built **31 | B**

If typical of the existing stock **82 | D**

Contact Us

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