REDEVELOPMENT OPPORTUNITY FOR SALE

26 Point Street Larne, BT40 1HU, United Kingdom

CBRE NI
PART OF THE AFFILIATE NETWORK

Boundaries for indicative purposes only.

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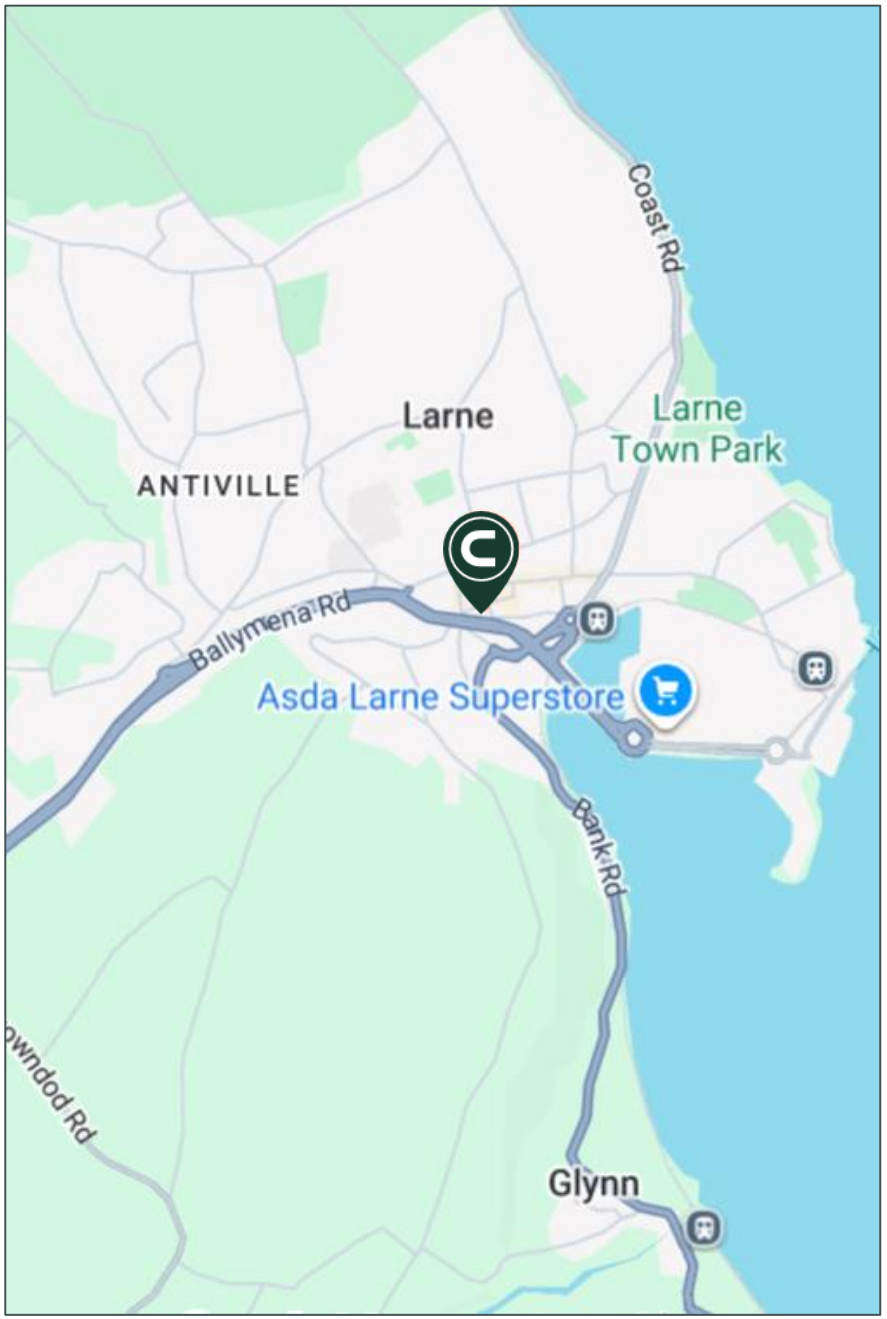
Key Benefits

- Town-centre location on Point Street, Larne
- Substantial 8,229 Sq Ft floor area over two storeys
- Suited to leisure/social use – bars, function room, offices, stores subject to any necessary consents
- Excellent transport links – close to Larne Port, M2 Motorway network.

Location

Larne is a well-connected coastal town in County Antrim, with the subject property occupying a town-centre position on Point Street, adjacent to Lower Cross Street. The location benefits from strong transport links, being approximately 1 mile from Larne Port, 15 miles from the M2 motorway, and 22.5 miles from Belfast International Airport. It is also well placed relative to other key centres, lying roughly 22.8 miles from Belfast, 22.1 miles from Antrim, and 21 miles from Ballymena. This blend of a central position and good road, port and air links makes the property well suited to a range of commercial or leisure uses..



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Description

The subject property comprises a former Royal British Legion Social Club extending to approximately 8,229 sq ft over two storeys. Originally constructed as a warehouse, the building has since been converted to a social club.

Internally, the ground floor provides a main bar, a pool room, WCs and a disabled lift, while the first floor comprises a further bar, stores, offices and a function room. The property benefits from a range of finishes throughout, including suspended ceilings, a mix of carpeted and wooden flooring, and plastered and painted walls.

The property would be suited to a variety of uses, or potential redevelopment subject to the necessary consents.

Sale Price

We are instructed to seek offers in the region of £125,000 exclusive.

Rateable Value

We have been advised by Land and Property Services that the estimated rateable value is £23,000. The rate in the £ for 2026/27 is £0.717075 therefore the estimated rates payable for 2026/27 is £16,493.

Title

We have assumed the property is held freehold or long leasehold subject to a nominal ground rent.

VAT

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

Accommodation

Area		
Total	8,229 Sq Ft	765 Sq M

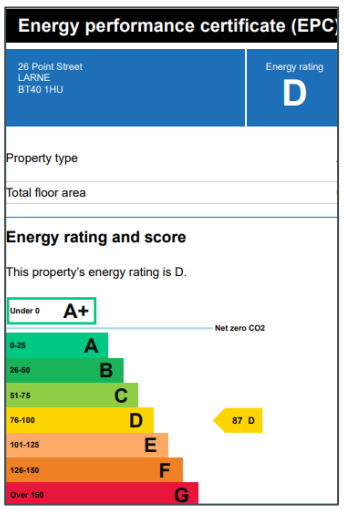
AML

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

The building has been rated as D-87 under EPC regulations.

A copy of the EPC Certificate is available adjacent and can be made available on request.



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Contact Us

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