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SINE DELIVERY TEL 028 2827 6698

traditional fish & chips



traditional fish & chips

POST OFFICE

Ulster Bank

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PETROL PUMPS SWITCH OFF HERE

SASHBAGS AVAILABLE IN-STORE

If the cash machine is out of order, cash withdrawals are available at the Post Office in store.

Hello

Viking Lodge  
Opening hours  
Monday - Sunday  
06.00 -

# To Let Hot Food Takeaway Premises

208 Old Glenarm Road, Larne, BT40 1TS

  
**FRAZER  
KIDD**

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208 Old Glenarm Road, Larne, BT40 1TS

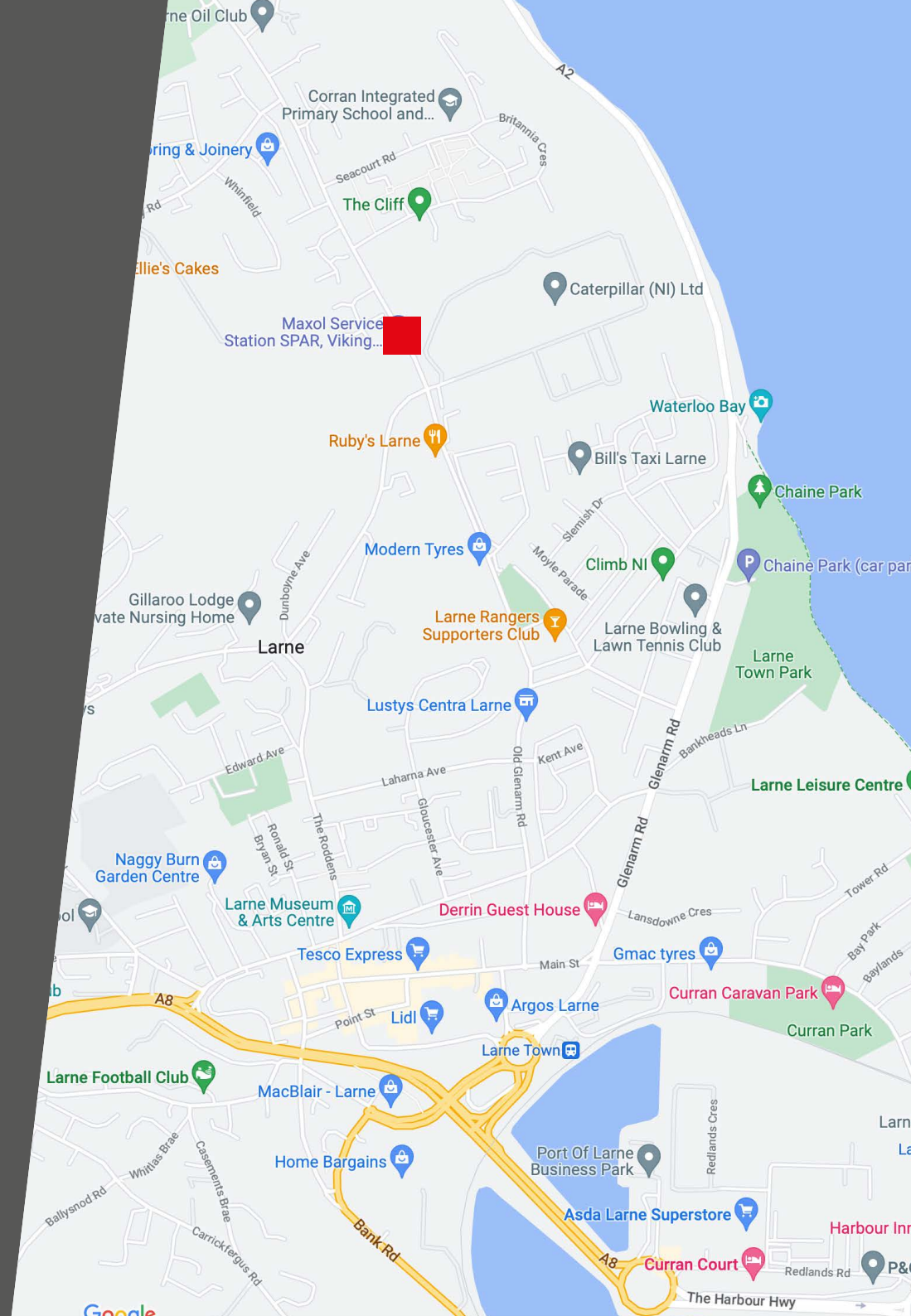
## Summary

- Hot food takeaway premises situated within a busy convenience complex.
- Former fish & chip takeaway restaurant extending to c. 664 sq ft.
- Suitable for a variety of potential uses, subject to any statutory planning consents.
- Neighbouring occupiers include a Spar convenience store & filling station, WineFlair & Gangnam takeaway.

## Location

The property is situated in a prominent and visible location fronting onto the Old Glenarm Road in Larne. The property is situated within an extremely busy service station with Spar convenience store and benefits from high density residential housing within the immediate vicinity.

The property is also situated within close proximity to Caterpillar's manufacturing facility on the Old Glenarm Road, which employs hundreds of workers. Part of the manufacturing facility was recently acquired by Randox, who are to develop a new facility as part of its growth plans.



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## Description

The property comprises an excellent hot food takeaway premises fitted to include a suspended ceiling with recessed lighting, mixture of tiled flooring throughout, wipe down wall panels and electric roller shutter doors.

Formerly occupied as a fish and chip takeaway, the premises would ideally suit another food use, but would also be suitable for a variety of alternative uses, subject to planning.

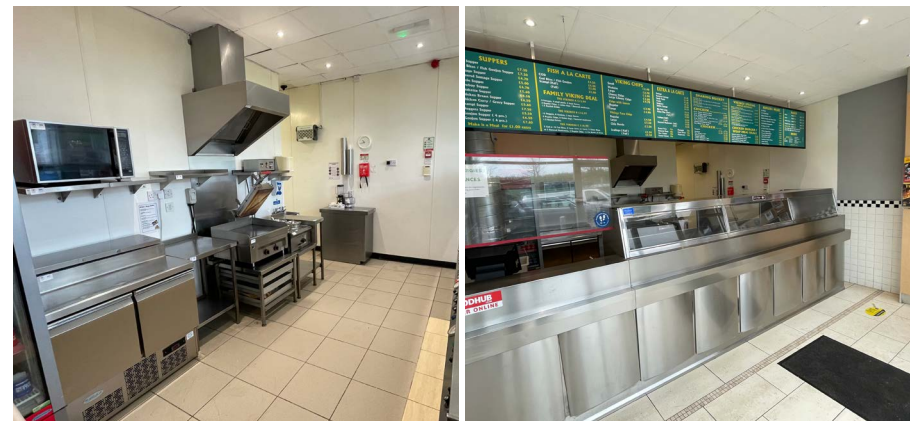
## Accommodation

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

Description	Sq. Ft	Sq. M
Shop Front/Cooking Area:	317	29.45
Prep/Storage Area:	269	25
Office:	17	1.58
Store:	54	5.02
Cleaner Store:	7	0.65
<b>Total Approximate Net Internal Area:</b>	<b>664</b>	<b>61.70</b>

## Lease

Maximum term of 4 years.



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## Rent

Inviting offers in the region of £12,000 Per Annum.

## Rates

NAV: £5,800.00

Rate in £ (2024-25): 0.672415

Rates Payable: approx. £3,900.01 per annum

\*We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801). This property should be eligible for a 20% reduction in Rates Payable due to the Small Business Rates Relief Scheme.

## Repairs

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.

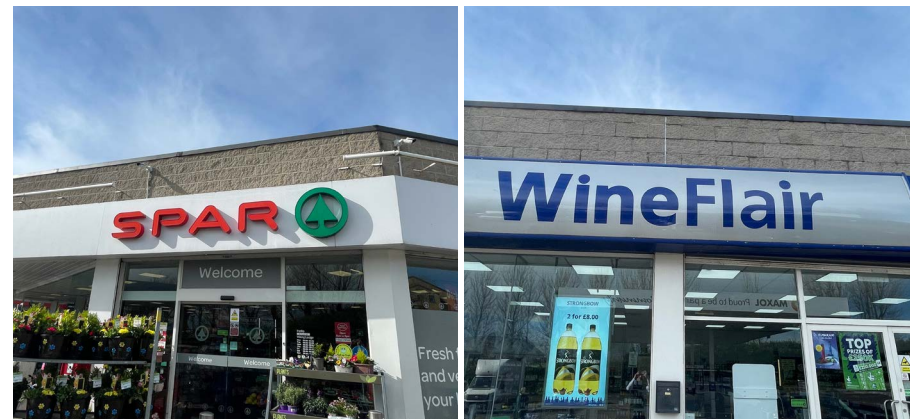
## Viewing

Strictly by appointment with the sole letting agents:

**Frazer Kidd**

028 9023 3111

mail@frazerkidd.co.uk





For further information please contact:

**Molly Willis**  
mwillis@frazerkidd.co.uk

**Beth Brady**  
07775 924283  
bbrady@frazerkidd.co.uk

Telfair House, 87/89 Victoria Street, Belfast, BT1 4PB  
028 9023 3111  
mail@frazerkidd.co.uk  
frazerkidd.co.uk

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## EPC

