

GUIDE PRICE
£50,000

BIDDING DEPOSIT
£3,500

DIGITAL AUCTION DATE
16th December 2020

BY ORDER OF
LPA Receivers



7 Upper Cross Street, Larne, County Antrim BT40 1SZ

Freehold retail investment (*1)

Bid1.

Property Summary

- Freehold retail investment (*1)
- Selling on behalf of the Receivers
- Established restaurant/cafe
- The building may be tenanted (refer to legal pack)
- **ALL WISHING TO BID MUST REGISTER BY 3PM 15TH DECEMBER 2020.**
- **TO BE SOLD AS SEEN**

Location

Larne is located about 23 miles north east of Belfast, with a population of about 20,000 people with the town being one of Ireland's busiest seaports. The property is located in a mixed use area on Upper Cross Street nearby other local retailers and financial institutions.

Description

A mid terrace three storey traditional building totalling about 295.33 sq m (3,179 sq ft). It has been trading as a restaurant/cafe. There is a kitchen and WC's as well as a patio area to the rear.

Planning

Mid and East Antrim Borough Council (028 2563 3500)
www.midandeantrim.gov.uk

VAT

Refer to the legal pack



EPC

Refer to the legal pack

Tenure

Freehold

Address	Floor	Accommodation	Tenancy	Rent per annum
7 upper Cross Street	Ground First Second	113.06 sq m (1,217 sq ft) 113.39 sq m (1,199 sq ft) 70.88 sq m (763 sq ft)	Maestro Enterprises Ltd for 10 years from 01/09/2017 (*1)	£7,000

TOTAL 295.33 sq m (3,179 sq ft)

(*1) No formal lease in place, occupier holding over. Please refer to legal pack. Please note that any plans or photographs used are to help locate the Property only and may not show the exact legal boundaries. All Prospective purchasers advised to refer to the title plan in the legal pack

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