



## SUMMARY

- Prominent site on Larne Lough
- 1.1 Acre Industrial Yard
- 2,400 sq ft of Structures

**For Sale**

# Howdens Quay, Bank Road, Larne

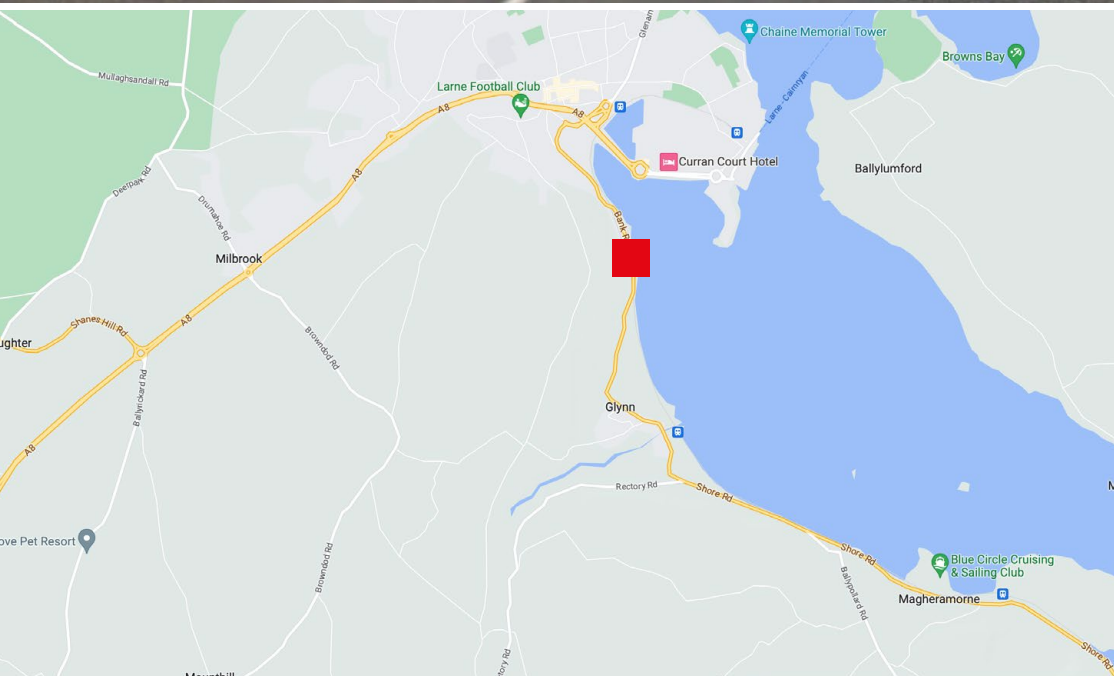
c. 1.1 Acre Industrial Yard

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The Yard is situated just outside of Larne, the second largest seaport in Northern Ireland, which is situated in the north-eastern region of the Mid & East Antrim Borough coastline. Larne was the third-largest town in the Borough in terms of population at the time of the 2011 Census, after Ballymena and Carrickfergus.

The A8 highway links Belfast with Larne. With the large level of traffic using the Port of Larne passenger and freight ferry services to Scotland, this essential road in Northern Ireland currently transports more than 17,000 cars daily. The location is situated on the A2's Bank Road, which leaves Larne and leads to Carrickfergus.



#### Travel Time by Car

- Larne Port 6 minutes
- Belfast 30 minutes
- International Airport 25 minutes

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## DESCRIPTION

The site measures to about 1.1 acres, It's a part of a larger site totalling of 48 acres that had 9.78 acres of industrial development planned previously. The land now has several structures and a large concrete yard that were part of the prior commercial usage of the site, which was a former coal yard. This area is ideal for redevelopment because it offers simple access to the roadway.

Two buildings totalling to 2,400 sq ft each measuring 1,503 sq ft and 897 sq ft each are present on the 1.1-acre site. The site is located alongside the A2 – Larne to Carrickfergus trunk road as well as the Northern Ireland Railways Larne to Belfast Line

## RATES

We have been advised by Land and Property Services of the following:

Net Annual Value: £7,000

Rate in the £ for Larne in 2023/2024 is: £ 0.541079.

Rates payable if applicable: approximately £3,788



## SALES DETAILS

Offers invited over £250,000 (Two Hundred and Fifty Thousand Pounds).

Assumed free hold or long leasehold.

All prices and outgoing etc. are exclusive of, but may be subject to VAT.

## FURTHER INFORMATION

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All areas and measurements are approximate. Photographs and plans are for guidance purposes only and are not necessarily comprehensive.

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