



Instinctive  
Excellence  
in Property.

# To Let

## Excellent Retail Units

**C. 556 sq ft - 2,067 sq ft (52 sq m - 193 sq m)**

Units 1, 8, 9 & 11A  
Murrayfield Shopping Centre  
Larne  
BT40 1HD

RETAIL



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## Location

Murrayfield Shopping Centre is situated in the centre of the town and includes a number of retailers including Iceland and Poundland. It is adjacent to the Laharna Retail Park, which includes Lidl, Argos and New Look.

The scheme is ideally positioned providing a linkage between the town centre and the main car parking for the area.

## Description

Units are fitted to include glazed shop front, plaster painted walls, suspended ceiling and fluorescent strip lighting.

UNIT NO.	AREA	LEASE ENDING	RENT P.A.	SERVICE CHARGE
1 - outside mall	861 sq ft 79.9 sq m	01 Aug 19, may be available by sub lease	£13,750 p.a.	C. £1,640 p.a. + VAT
8 - inside mall	566 sq ft 52.6 sq m	VACANT	£5,000 p.a.	C. £1,040 p.a. + VAT
9 - outside mall	719 sq ft 66.8 sq m	VACANT	£6,000 p.a.	C. £1,480 p.a. + VAT
11A First Floor	2,067 sq ft 192.02 sq m	VACANT	£6,000 p.a.	C. £488.73 p.a. + VAT

\* All areas being approximate

## Lease Details

Term	:	Negotiable, subject to periodic review. Short term flexible lease also considered.
Service Charge	:	Will be levied annually to cover the cost of managing and maintaining the centre, as shown above.
Insurance	:	The tenant will be responsible for reimbursing the landlord with a fair proportion of the insurance premium.

## Rates

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

Unit 8	:	NAV £5,400 Rates Payable £3,322.89
Unit 9	:	NAV £6,700 Rates Payable £4,122.85
Unit 11A	:	NAV £6,200 Rates Payable £3,815.17

Rate in the pound (£) 2017/2018 = £0.615350

We advise all interested parties to make their own enquiries.

## VAT

All prices are quoted exclusive and may be liable to VAT.

## EPC



This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the website for the Department of Finance at [www.finance-ni.gov.uk](http://www.finance-ni.gov.uk).



Technical Information		Benchmarks	
Main heating fuel:	Other	Buildings similar to this one could have rating as follows:	
Building environment:	Unconditioned	50	If newly built
Total useful floor area (m <sup>2</sup> ):	70	131	If typical of the existing stock
Building complexity (NOS level):	3		
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	69.95		
Primary energy use (kWh/m <sup>2</sup> per year):	Not available		



Unit 8



Unit 9



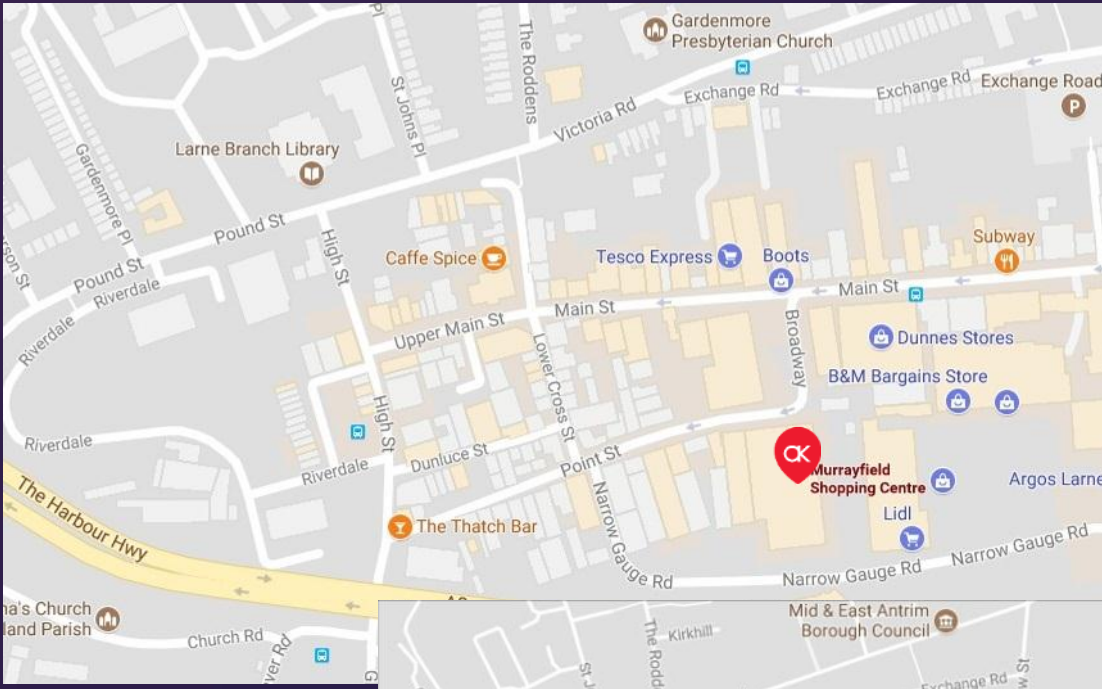
Unit 1



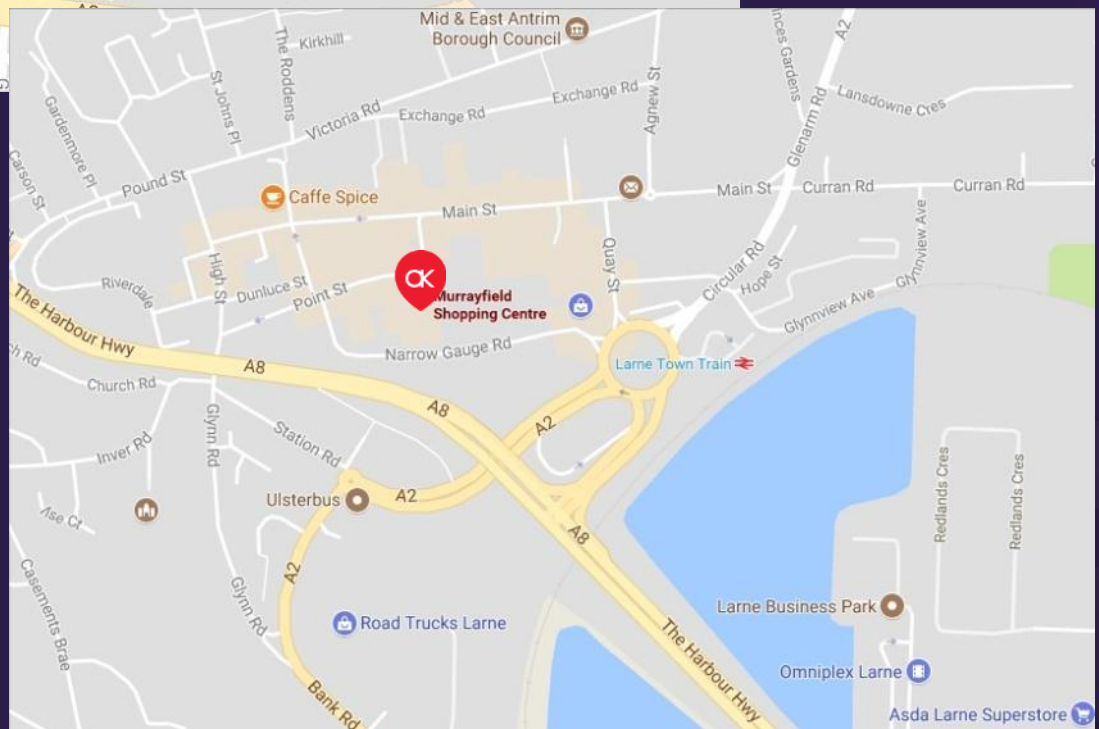
Unit 9



# Location Maps



FOR INDICATIVE PURPOSES ONLY



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## MISREPRESENTATION ACT 1967

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