

FOR SALE

Shop and Dwelling (with Trading Newsagent Business) 202 Larne Road, Eden, Carrickfergus BT38 7NL



This property has been extended and modernised and offers an excellent opportunity to a prospective purchaser to acquire and revitalise an existing trading Newsagents / General Store which has excellent retail space, well fitted 3 bedroom living accommodation and a private rear garden.

Situated in the village of Eden on the main road from Carrickfergus to Larne, the property and business benefits from an extensive hinterland of housing, easy on-street parking and a busy passing trade. It is offered at an affordable price and is only available for sale due to the retirement of the present owners who have traded from here for over 30 years.



PRICE

Offers around £89,500

VAT

We are advised that the property is not registered for VAT

RATES

Shop

NAV

£3,100

Rates payable 2018/2019

£1,949.04

Dwelling

NAV

£44,000

Rates payable 2018/2019

£377.43

54 High Street Hollywood BT18 9AJ Telephone +44 (0)28 9042 4747

e-mail: dee@trcommercial.co.uk

Templeton Robinson Commercial is the trading name of Templeton Robinson Commercial (NI) LLP. NC001518
Misrepresentation Act 1967: The premises are offered subject to contract, availability and confirmation of details. The particulars do not form any part of a contract and whilst believed to be correct no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied on as statements of fact. Any interested purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The Vendors or Lessors do not make or give TRC or any person in its employment, any authority to make or give any representations or warranty whatsoever in relation to this property. Unless otherwise stated all prices and rentals are exclusive of VAT to which they may be subject.

SIZE

Ground Floor Retail	Shop	450 sq.ft.	(41.8 sq.m.)
	3 no Stores	308 sq.ft.	(28.6 sq.m.)
Ground Floor Residential	Separate W.C.		
	Lounge	11'10" x 15'2"	
First Floor	Dining Room	7'10" x 10'0"	
	Fitted Kitchen	9'4" x 7'6"	
	Bedroom 1	9'6" x 11'0"	
	Bedroom 2	9'3" x 10'9"	
	Bedroom 3	9'3" x 6'0"	
Outside	Bathroom & W.C.		
	Private and enclosed rear garden		

EPC

G-164

Business

Accounts, if required, will be made available to interested parties through their Accountants. Fixtures and Fittings of shop included in sale. Stock to be purchased separately.

VIEWING

By appointment with sole agents
028 9042 4747

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

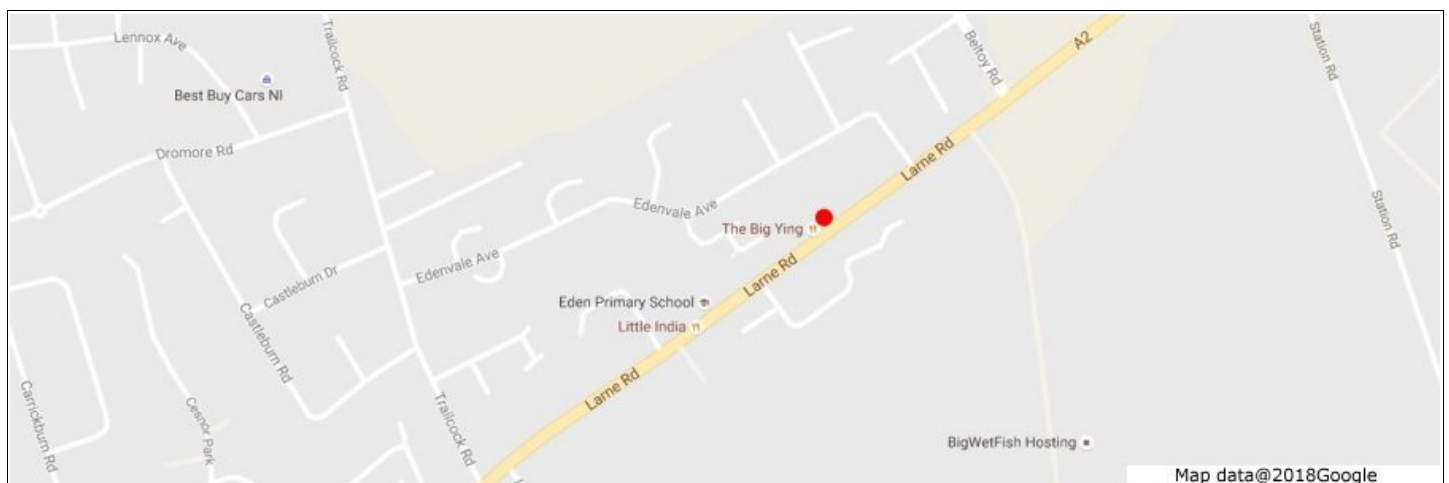
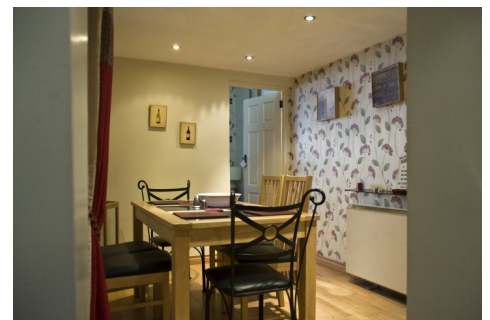
F 126-150

G Over 150

Less energy efficient

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This is how energy efficient the building is.



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