



Instinctive  
Excellence  
in Property.

# To Let

Excellent Retail Units  
c. 556 sq ft - 3,990 sq ft (52 sq m - 371 sq m)

Units 1B, 5, 8, 9 & 11A  
Murrayfield Shopping Centre  
Larne  
BT40 1HD

RETAIL



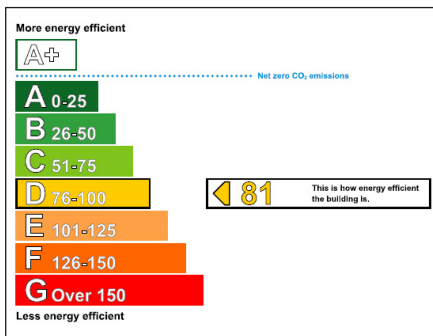
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## RETAIL

### EPC



## 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.

The property has been measured in accordance with the RICS code of Measuring Practice, Sixth Edition. All areas being approximate:

Unit	Sq Ft	Sq M	Lease End	Rent (p.a)	Service Charge
Unit 1B	3,990	371	Vacant	£20,000	c. £7,920 + VAT
Unit 5	610	56.7	Vacant	£5,000	c. £1,253 + VAT
Unit 8	566	52.6	Vacant	£5,000	c. £1,040 + VAT
Unit 9	719	66.8	Vacant	£5,000	c. £1,480 + VAT
Unit 11A (1st Fl)	2,067	192.02	Vacant	£5,000	c. £936 + VAT

## Rates

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

Unit	NAV	Rates Payable
Unit 1B	£22,000	£12,987
Unit 5	£5,900	£3,482
Unit 8	£5,400	£3,187
Unit 9	£6,750	£3,984
Unit 11A	£7,100	£4,191

Rate in the £ for 2021/2022: £0.590326

## VAT

All prices, rentals and outgoings are quoted exclusive of VAT.



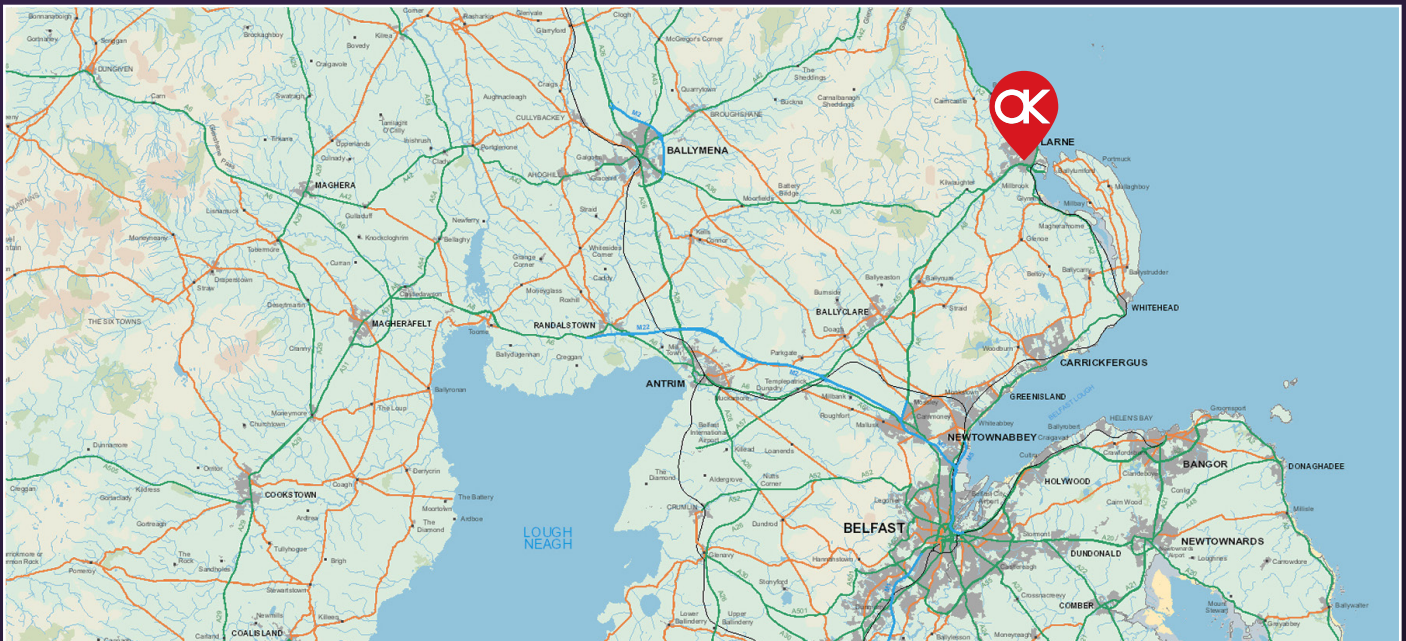
## Lease Details

- 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.
- Insurance:** The tenant will be responsible for reimbursing the landlord with a fair proportion of the insurance premium.





FOR IDENTIFICATION PURPOSES ONLY



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## CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (<http://www.legislation.gov.uk/ukxi/2017/692/made>). Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Osborne King. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

## MISREPRESENTATION ACT 1967

The premises are offered subject to contract, availability and confirmation of details. The particulars do not form part of any 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 upon as statements of fact any attending 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 Osborne King and Megran Limited or any person in its employment, any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. These particulars are issued on the understanding that all negotiations are conducted through this company. Osborne King & Megran Limited. Registered in Northern Ireland No. 27969. Registered Office: 3rd Floor, Imperial House, 4-10 Donegall Square East, Belfast, BT1 5HD. Any maps / Plans based on the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office Crown Copyright Reserved Licence No. CS 369. This plan is for convenience only. Its accuracy is not guaranteed and shall not be deemed to form part of any contract.