

Brian A Todd & Co Ltd
Upper Main Street
Larne
BT40 1SX
t: 028 2827 9477
email: info@briantodd.co.uk

27B Upper Cairncastle Rd, Larne

Starting Bid: £39,950.00



For sale by Brian A Todd & Co Ltd via the [iamsold](https://www.iamsold.com) Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit [iamsoldni.com](https://www.iamsoldni.com). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

Situated in a popular area of Larne, this is an excellent opportunity for the purchaser to acquire this former hot food carry put property.

The property provides good internal space, coupled with communal parking to the front, and provides an excellent frontage onto the busy Upper Cairncastle Road.

The property would lend itself to a number of uses, subject to all relevant and statutory planning approvals, and is currently being sold with a selection of hot food equipment.

Additional Information
Retail Unit C.573 Sq. Ft. (53.2 Sq. m.)
Former Hillstop Hot Food Carry Out
Excellent Catchment Area
Variety Of Hot Food Equipment Included

Roller Shutter To Front

Side Door Access

Would Suit A Number Of Uses Subject To All Statutory and Relevant Planning Approvals

Communal Parking To The Front

Chain Free

Energy Rating 142F

Virtual tour - copy and paste the below link

<https://tour.giraffe360.com/02005e161ea34b9799a2fad5a9a82881/>

Ground Floor

CUSTOMER AREA

With counter.

KITCHEN

Floor tiling. Complete with a variety of hot food equipment including fryers, hotplate and extraction system.

REAR PREPARATION AREA

Floor tiling. Complete with two ring hob, fitted sink and cold store.

FURTHER PREPARATION ROOM

Floor tiling. Chip preparation machine.

Store x2

TOILET AREA

Complete with W.C. and wash hand basin.

TO VIEW OR MAKE A BID Contact Brian A Todd & Co Ltd or iamsold, www.iamsoldni.com

Auctioneer's Comments

This property is for sale under Traditional Auction terms. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold.

With this auction method, the buyer and seller must Exchange immediately, and Complete 28 days thereafter.

The buyer is required to make payment of a non-refundable Contract Deposit of 10% to a minimum of £6,000.00.

The buyer is also required to make a payment of a non-refundable, Buyer Administration Fee of 1.80% of the purchase price including VAT, subject to a minimum of £2,400.00 including VAT, for conducting the auction.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

Terms and conditions apply to the traditional auction method and you are required to check the Buyer Information Pack for any special terms and conditions associated with this lot.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection, measurement or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Properties may be sold via online auction or public auction and bids made prior to public auction may be accepted by the vendors. iamsold and our partner auctioneer will share relevant personal information and transactional updates with each other so that we can effectively market and sell properties including the arrangement of viewings and follow up.

Ground Floor

CUSTOMER AREA

With counter.

KITCHEN

Floor tiling. Complete with a variety of hot food equipment including fryers, hotplate and extraction system.

REAR PREPARATION AREA

Floor tiling. Complete with two ring hob, fitted sink and cold store.

FURTHER PREPARATION ROOM

Floor tiling. Chip preparation machine.

Store x2

TOILET AREA

Complete with W.C. and wash hand basin.