

028 9187 8956

Estate Agent of the Year
Northern Ireland 2016

Tim Martin
.co.uk

CELEBRATING 30 YEARS IN BUSINESS



22 The Square
Comber BT23 5DU

ASKING
PRICE

£25,000

A rare opportunity exists to purchase commercial property in The Square, Comber.

The property has been used for many years as a building society office premises but is equally suitable as a retail outlet. In need of modernisation the premises are thought suitable for a wide range of purposes and enjoys the benefit of off street parking directly to the front.

The premises are convenient to a Tesco outlet, banks, church and a good range of retail shops, thereby ensuring a good footfall past the premises.

ACCOMMODATION

OFFICE/SHOP 5.36m (17'7) x 3.91m (12'10)
226 sqft

KITCHEN 2.57m (8'5) x 1.73m (5'8)
48 sqft; Belfast Sink

FIRST FLOOR

OFFICE 1 2.64m (8'8) x 2.01m (6'7)
57 sqft

OFFICE 2 4.01m (13'2) x 3.05m (10'0)
132 sqft; arched cast iron fireplace.

OUTSIDE

Enclosed yard, outside wc

LEASEHOLD

Short lease expiring

RATEABLE VALUE

£3750.00

RATES PAYABLE

£2136.89 p.a. (approximately).

A 0-25

B 26-50

C 51-75

D 76-100

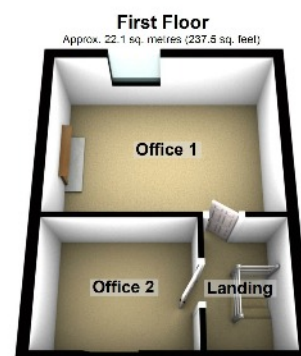
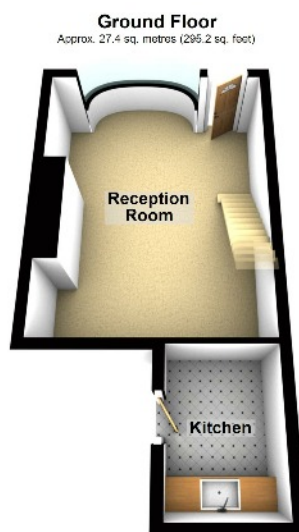
E 101-125

F 126-150

G Over 150

Less energy efficient

113 This is how energy efficient the building is.



Total area: approx. 49.5 sq. metres (532.7 sq. feet)

For illustrative purposes only. Not to scale. Whilst every effort has been made to ensure the accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement. Plan produced using PlanUp.

22 The Square, Comber



VIEWING

By Appointment with Agent



HOW MUCH IS YOUR HOUSE WORTH?

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