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# NEW BUILD COMMERCIAL PREMISES AT BRIDGE STREET LINK COMBER

A fantastic new retail / office building located in Comber town centre settled in one of Combers main commercial areas amongst a varied mix of retailers and well established businesses.

The premises will be finished to a high standard and will provide flexible modern accommodation with a spacious retail area on the ground floor and office / showroom on the first floor. On completion the premises will suit a wide spectrum of retailers / businesses (subject to planning and landlords approval).

With excellent shop frontage, extensive footfall and passing trade this is surely an opportunity not to be missed for those looking to expand or start a new business.

**Ground Floor:** Approximately 440 sqft

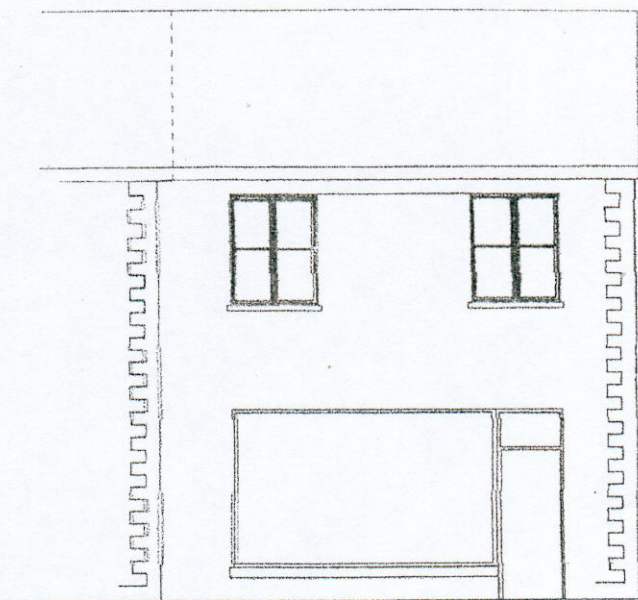
**First Floor:** Approximately 548 sqft

**RENT     £8500.00 PER ANNUM PLUS RATES AND VAT**

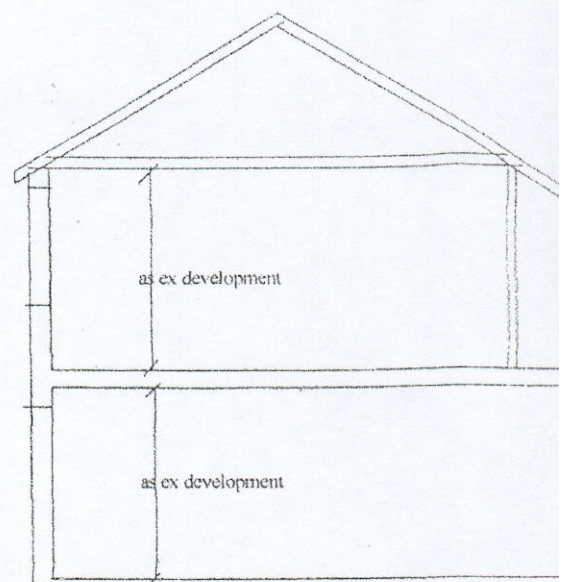
**RATEABLE VALUE     TO BE CONFIRMED**

**LEASE     BY NEGOTIATION**

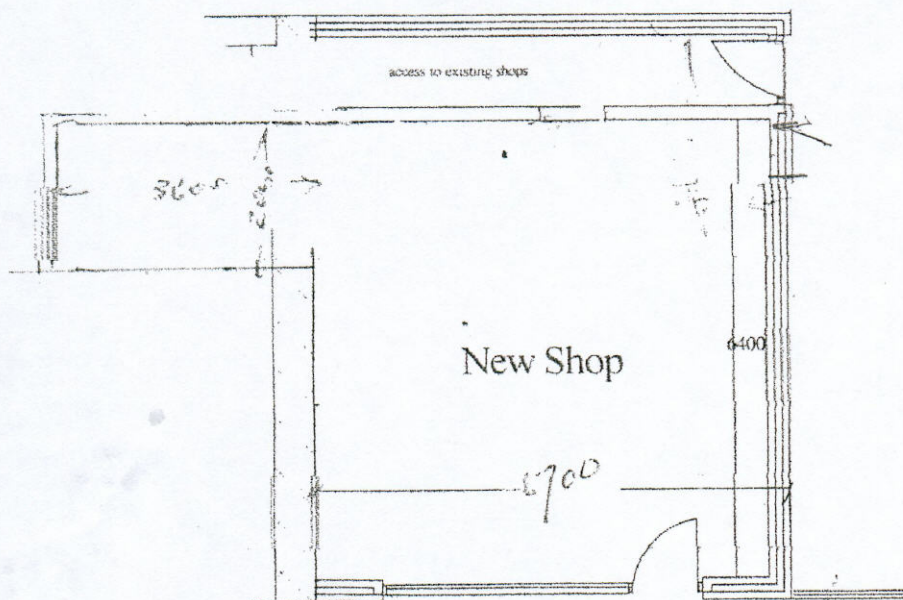
**NOTE**     All uses will be considered by the landlord.  
If a 'change of use' is required for the subject premises, it will be the sole responsibility of the prospective tenant to apply for same.



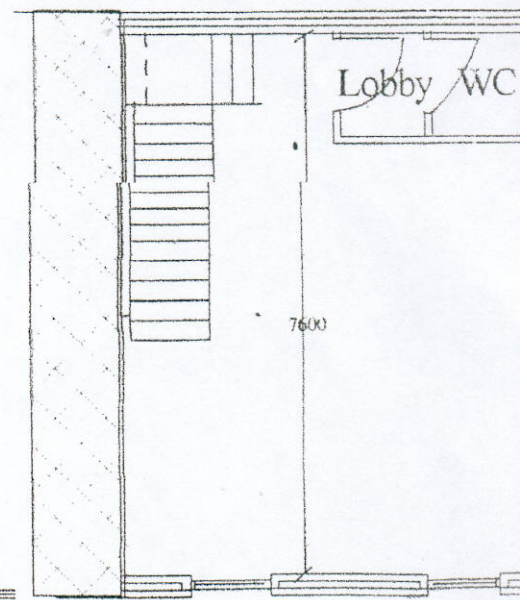
Front Elevation of new shop



Section through Building



Ground Floor as Proposed



First Floor as Proposed

### For Illustration Purposes Only

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