

028 9187 8956

Estate Agent of the Year

Northern Ireland 2016

Tim Martin
.co.uk

CELEBRATING 30 YEARS IN BUSINESS



**7 The Square,
Comber, BT23 5DX**

Rent

£12,500
(per annum)

* Incentives Available *

A superb opportunity to occupy this perfectly positioned retail / office premises situated overlooking Comber town square amongst a mix of new and well established businesses including Tesco Express, Sugarcane Coffee Shop / Restaurant, Danske Bank, Parker Pharmacy etc.

The property is suitable for a wide range of uses (subject to planning) and enjoys double shop frontage and excellent footfall. The ground floor currently comprises of a main office / retail area with separate toilet facilities whilst the first floor enjoys spacious office suites and separate kitchen facilities. Furthermore, the property enjoys 2 designated parking spaces to the rear (access from High Street).

The surrounding towns of Newtownards, Dundonald and Saintfield are all within a convenient commute as too is Belfast city centre.

27 Castle Street, Comber, Co Down BT23 5DY

Email: info@timmartin.co.uk

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GROUND FLOOR

RETAIL / OFFICE 4.5m (14'9) x 7.95m (26'1) 385ft²

Wood laminate floor; ample light and power points; telephone connection points; suspended ceiling with diffused fluorescent lighting; currently sub divided.

REAR HALLWAY

Suspended ceiling; access to rear.

CLOAKROOM 2.39m (7'10) x 1.4m (4'7) 36ft²

BOILER ROOM 1.7m (5'7) x 1.12m (3'8) 20ft²

Worcester oil fired boiler.

MALE WC 1.7m (5'7) x 1.12m (3'8) 20ft²

Modern white suite comprising low flush wc and wall mounted wash hand basin with corner taps; tiled splashback; suspended ceiling with diffused lighting extractor fan.

LADIES WC 2.79m (9'2) x 1.45m (4'9) 44ft²

Modern white suite comprising low flush wc; wall mounted wash hand basin with mixer tap and tiled splashback; extractor fan.

STAIRS TO FIRST FLOOR / LANDING 7.32m (24'0) x .97m (3'2)

OFFICE 1 4.5m (14'9) x 4.37m (14'4) 182ft²

Diffused fluorescent lighting; telephone connection point; ample power points.

STORE/OFFICE 3.28m (10'9) x 2.69m (8'10) 95ft²

Diffused fluorescent lighting; access to roofspace.

KITCHEN 3.28m (10'9) x 1.78m (5'10) 63ft²

Good range of wood laminate high and low level cupboards and drawers incorporating single drainer stainless steel sink unit with taps; space for fridge; wood laminate worktops; tiles splash back; diffused florescent lighting.

OFFICE 2 4.52m (14'10) x 3.96m (13'0) 193ft²

Diffused florescent lighting; ample power points; telephone connection point.

OUTSIDE

2 designated parking spaces.

RENT

£12,500 PA plus VAT (if applicable)

RATES

Total NAV = £6900. Rates Payable £3931.88 (2019/2020)



VIEWING

By Appointment with Agent



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