

028 9187 8956

Estate Agent of the Year

Northern Ireland 2016

Tim Martin  
.co.uk

CELEBRATING 30 YEARS IN BUSINESS



**GROUND FLOOR RETAIL UNIT / OFFICE SUITE**  
**38 CASTLE STREET, COMBER BT23 5DY**

Situated in the heart of the retail centre of Comber, this modern, well appointed retail shop is ideal for a range of retail outlets.

Previously occupied as a clothes shop, with clothes rails and shelves in situ, the premises are ideal for retail or as an office space.

Comber is a thriving town with a good selection of shops, cafes and restaurants. A variety of shops are adjacent to the premises including Post Office, jewellers, artisan food shop, antique and hardware shops which all attract a good foot fall - with Supervalu and the town car park just yards away.

The premises are fitted with a security alarm system.

## ACCOMMODATION

### SHOP 250 sqft

Wood laminate floor; defused fluorescent lights; fitted clothes rail.

### SHOW ROOM 455 sqft

Suspended ceiling with defused lighting; fitted clothes rails and three changing rooms; telephone connection point.

### KITCHEN 37 sqft

Stainless steel sink with adjacent shelves; fridge.

### WC 14 sqft

White low flush wc.

### GROSS INTERNAL AREA 756 sqft

### OUTSIDE

Concrete yard to rear. Boiler house with oil fired boiler and pvc oil storage tank.

**RENT** £8,000 per annum + rates and insurance on a full repairing basis.

**RATES PAYABLE** £2,374.89 per annum (approx)

**LEASE** By Agreement



#### VIEWING

By Appointment with Agent



#### HOW MUCH IS YOUR HOUSE WORTH?

Contact us now to arrange a free, no obligation valuation



#### MAILING LIST

Join Our Mailing List to receive free texts or emails on newly added properties



Tim Martin & Company for themselves and for the vendors of this property have endeavoured to prepare these sales details as accurate and reliable as possible for the guidance of intending purchasers or lessees. These particulars are given for general guidance only and do not constitute any part of an offer or contract. The seller and us as agents, do not make any representation or give any warranty in relation to the property. We would recommend that all information contained in this brochure about the property be verified by yourself or professional advisors. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty will be given as to their condition. Please contact us prior to viewing the property. If there is any point of particular importance to you we would be pleased to provide additional information or make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

