

Tim Martin
_____.co.uk



**54a Castle Street
Comber
BT23 5DZ**

Rent £2,750.00

per annum + rates + VAT if applicable

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SUMMARY

A well-positioned first floor office accommodation, situated in one of Combers main thoroughfares, amongst a varied mix of new and well-established businesses.

The premises extend to approximately 251 sqft or thereabouts and comprise of a reception area and two separate offices/treatment rooms, with a communal WC also situated on the first floor.

The premises are available immediately and are suitable for a wide range of uses (subject to landlord's approval).

COMMUNAL ENTRANCE LEADING TO:

FIRST FLOOR

RECEPTION 3.84m (12'7) x 2.31m (7'7) 95ft²

Ample power points; telephone connection point; recessed spotlights; Velux window.

OFFICE/TREATMENT ROOM 2.74m (9'0) x 2.41m (7'11) 71ft²

Wood laminate floor, ample power points; recessed spotlights; single drainer stainless steel sink unit with mono mixer tap.

OFFICE/TREATMENT ROOM 2.74m (9'0) x 2.16m (7'1) 71ft²

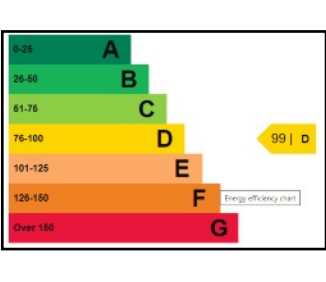




Wood laminate floor; ample power points; recessed spotlights; single drainer stainless steel sink unit with mono mixer tap; built in storage cupboard.

COMMUNAL WC 1.27m (4'2) x .97m (3'2) 14ft²

Modern white suite comprising double flush wc and wall mounted wash hand basin.

Total gross internal area 215ft²

TOTAL NAV	£1000.00
RATES PAYABLE	£515.82 per annum approx
TERM	By negotiation
DEPOSIT	3 Month's rent.
VIEWING	Strictly By Appointment With The Agent



Comber ■

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Saintfield

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