



## Excellent Retail Unit

### Property Highlights

- Situated on a busy street benefitting from substantial passing traffic and within a short walk of Comber Square and Comber Leisure Centre.
- Modern ground floor unit extending to approx. 612 sq.ft. (56.83 sqm).
- Occupiers in the vicinity include The Relic Room, Lawson Dental, Trait Coffee, Tim Martin, Hardy's Hardware, Post Office, Supervalu & Winemark.
- Fully fitted and ready for immediate occupation.
- Monthly Rent only £550 exclusive, subject to contract.

For more information, please contact:

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### Location

Comber is a market and commuter town situated approximately 10 miles south east of Belfast. The town has a population of c.10,000 people (2011 Census) and benefits from a good public transport network. In recent years Comber has seen considerable residential development.

Castle Street is home to a number of independent and artisan traders. It is a busy street benefitting from substantial passing traffic and is situated within a short walk of Comber Square and Comber Leisure Centre.

Occupiers in the vicinity include The Relic Room, Lawson Dental, Trait Coffee, Tim Martin, Hardy's Hardware, Post Office, Supervalu, Comber Vets & Winemark.

### Description

The unit is modern, fully fitted and ready for immediate occupation. The premises are currently configured to provide open plan retail sales to the front with storage accommodation, kitchen and WC facilities to the rear. It is well finished to include suspended ceilings with recessed LED panel lighting, plastered/painted walls, aluminium framed double-glazed shopfront, electric roller shutter, gas heating, intruder alarm and CCTV.

### Accommodation

Description	Sq Ft	Sq M
Ground Floor	612	56.83

### Lease Details

<b>Term</b>	By Negotiation.
<b>Rent</b>	£550 per month exclusive, subject to contract.
<b>Repairs</b>	Tenant responsible for all repairs & maintenance to the demise.
<b>Service Charge</b>	Levied to cover external repairs, maintenance & management of the common parts. Approx. £100 pa.
<b>Buildings Insurance</b>	Tenant to pay a fair proportion of the premium. Approx. £400 pa.
<b>Rates</b>	To be reassessed. Approx. £1,625 payable for 2023/24 after SBRR.

### VAT

We are advised that the property is not VAT Registered.



51 Castle Street Comber NEWTOWNARDS BT23 5DY		Energy rating
		<b>B</b>
Valid until 9 May 2028	Certificate number 0530-0530-2909-3324-9002	
Property type	A1/A2 Retail and Financial/Professional services	
Total floor area	59 square metres	
<b>Energy rating and score</b>		
This property's current energy rating is B.		
Under 0	<b>A+</b>	Net zero CO2
0-25	<b>A</b>	
26-50	<b>B</b>	← 42 B
51-75	<b>C</b>	
76-100	<b>D</b>	
101-125	<b>E</b>	
126-150	<b>F</b>	
Over 150	<b>G</b>	

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#### Customer due diligence:

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