



**AUREEN, 11 THE SQUARE,  
COMBER, BT23 5DX**

**£12,000 PER ANNUM**



The perfect opportunity to trade from a truly unique location that seamlessly blends history with modern conveniences. This recently refurbished ground-floor retail unit is located in the heart of the bustling Comber Square, occupying a prominent and highly visible site.

Steeped in heritage, this property was once home to John Miller in 1860, the great uncle of Titanic builder Thomas Andrews. The building's historic charm is evident, from the cobbled pavement outside to the thoughtfully restored interiors that preserve its character.

The premises are offered in a shell finish, allowing you the flexibility to design and customise the layout to suit your business needs. Spanning approximately 1,000 sq. ft., this exceptional space offers the perfect setting to bring your vision to life in a location that captures the essence of history and progress.

## Key Features

- Landmark Building Located In Bustling Comber Square With High Visibility
- This Property Will Be Completed To First Fix To Allow Proposed Tenant Options On Finishes
- Spans Approximately 1,000 sq. ft
- Recently Refurbished With Modern Amenities
- Customer Parking Around The Square
- Gas Fired Central Heating And PVC Double Glazed Windows



### Ground Floor

#### Entrance Hall

**Main Shop Area**  
23'8 x 15'8

**Rear Shop Area**  
15'3" x 14'0"

#### Side Hallway

**Kitchen**  
11'2" x 7'10"

#### Rear Hallway

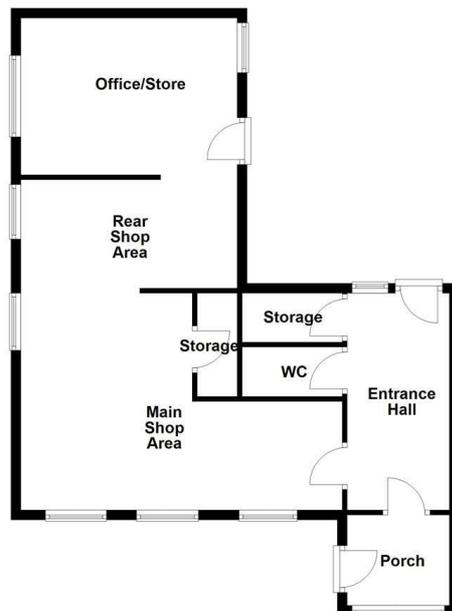
**Office / Store:**  
14'9" x 10'0"

**Office / Store:**  
14'5" x 13'9"





Ground Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.

11 The Square

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Questions you may have. Which mortgage would suit me best?

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 9070 1000.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
028 9060 5200

BALLYHACKAMORE  
028 9047 1515

BALLYNAHINCH  
028 9756 1155

BANGOR  
028 9127 1185

CARRICKFERGUS  
028 9336 5986

CAVEHILL  
028 9072 9270

DONAGHADEE  
028 9188 8000

DOWNPATRICK  
028 4461 4101

FORESTSIDE  
028 9064 1264

GLENGORMLEY  
028 9083 3295

MALONE  
028 9066 1929

NEWTOWNARDS  
028 9181 1444

RENTAL DIVISION  
028 9070 1000



CWS Properties Ltd; Trading under licence as Ulster Property Sales (Newtownards) Reg. No. NI616437; Registered Office: 324 Upper Newtownards Road, Belfast BT4 3EX  
©Ulster Property Sales is a Registered Trademark