

**FOR SALE**



# First & Last Bar

42-44 Bridge St, Comber, Newtownards BT23 5AT

- Long established and well known Licensed Premises
- Prominent town centre site fronting Bridge Street
- Extensive outside seating area

**078 0103 2053**



## Location

Situated in centre of Comber the premises occupies a highly prominent site on one of the main thoroughfares leading into the town. Comber is a thriving commuter town located approximately 8 miles from Belfast and 5 miles from Newtownards, benefitting from excellent road connections via the A22 and proximity to the main arterial routes to Greater Belfast and North Down. The premises enjoy extensive frontage on Bridge Street, just a short walk from The Square – the commercial and social hub of Comber. Ample on-street parking and nearby public car parks support accessibility for both customers and staff.

## Description

The opportunity comprises a traditional ground floor licensed public house with extensive outside customer seating area overlooking the Comber River. Internally the ground floor provides a large traditional open plan public bar with lounge and pool room areas leading off. Ladies and gents toilet facilities are located off. Finishes include attractive bar servery, timber strip flooring, plastered and papered walls and ceilings with a range of light fittings.

Ancillary stores and keg room are located to just off the bar servery with access from the front of the building for servicing and deliveries.

## Rates

We have been advised by the Land and Property Services of the following rating information:

Net Annual Value: £9,000

Estimated rates payable 2025/26: £5,286.93

## Title

We understand that the property is held Freehold / Long Leasehold

## Fixtures & Fittings

An inventory of the fixtures and fittings to be included in the sale will be provided.

## VAT

All prices, rentals and outgoings are quoted exclusive of VAT.

## Licensing

The property benefits from a 5(1)(a) liquor licence and an Entertainments Licence.

## Sale Proposal

For sale by private treaty.

## Price

£285,000

## EPC

Pending

## Anti-Money Laundering

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/lessee will be required to satisfy the vendor/lessor and their agents regarding the source of the funds used to complete the transaction.

## Contact

By appointment through sole agents:

**Brian Nixon**

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Email: **brian.nixon@whelan.co.uk**

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Belfast BT1 6JH







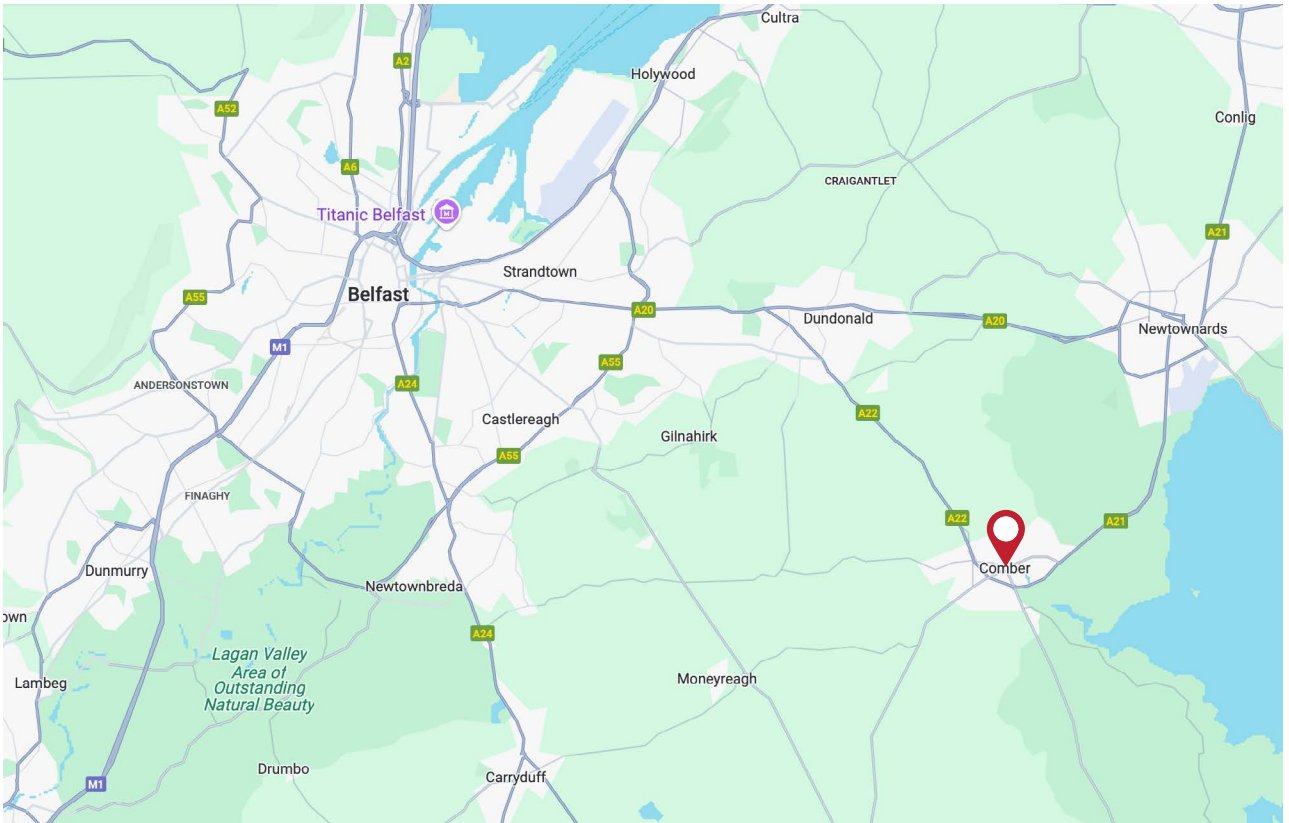








## Location map



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