

**Tim Martin**  
.co.uk



28a Castle Street  
Comber  
BT23 5DZ

Rent  
£2,250 Per Annum

[www.timmartin.co.uk](http://www.timmartin.co.uk)  
Telephone 028 91 878956

## SUMMARY

This well-positioned first floor unit extends to approximately 385 sqft or thereabouts and is located in one of Combers main thoroughfares with excellent footfall and passing trade.

The premises are situated amongst well established retailers including Hardy's General Store, Indie Fude, SuperValu, Post Office and are only a short stroll away from Comber's bustling town square, whilst enjoying ease of access to Dundonald, Newtownards and Belfast.

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

## ACCOMMODATION

### COMMUNAL STAIRWELL LEADING TO FIRST FLOOR

#### OFFICE

365ft<sup>2</sup> Fluorescent lighting; ample power points.

#### WC

21ft<sup>2</sup> low flush WC; pedestal wash hand basin with Sadia hot water tank.

#### TOTAL SQUARE FOOT

385ft<sup>2</sup> (approximately)

#### RENT

£2250 per annum (Exclusive)

#### TOTAL NAV

£1450.00

#### RATES PAYABLE

£757.34 per annum 2022/23 (approx)

#### NOTE

All prospective tenants should make their own enquiries to confirm the NVA/rates payable.

#### TERM

By negotiation.

#### DEPOSIT

3 Months rent.

#### REPAIRS & INSURANCE

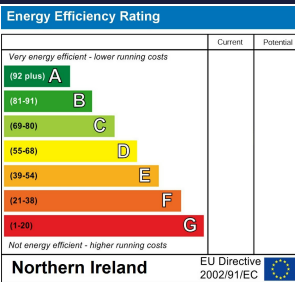





Tenant responsible for internal repairs and reimbursement of a fair proportion of the building insurance premium to the landlord.

#### VAT

All prices, outgoings etc. are exclusive of VAT but may be subject to VAT.

#### VIEWING

By appointment through agent.



Comber ■  
27 Castle Street, Comber, BT23 5DY  
T 028 91 8789596

Saintfield  
1B Main Street, Saintfield, BT24 7AA  
T 028 97 568300

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