

Tim Martin
.co.uk



10 Bridge Street Link
Comber
BT23 5YH

**£6,000 (From) Per
Annum**

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SUMMARY

An excellent opportunity to rent this spacious, modern retail / office unit situated in the heart of Comber town centre.

The unit extends to approximately 512 sqft or thereabouts and is suitable for a wide range of uses (subject to planning and landlords' approval). The unit comprises of a main retail/office area, which is currently sub divided into 4 separate offices and WC facilities.

This spacious unit enjoys superb shop frontage onto Bridge Street Link with substantial daily footfall and passing trade. Ample parking facilities are located close by whilst Newtownards and Belfast are convenient for both trade and commuting.

FEATURES

- Modern Ground Floor Retail / Office Unit
- Extending To Approximately 512 Sqft Or Thereabouts
- Suitable For A Wide Range Of Uses (Subject To Planning And Landlord's Approval)
- WC Facilities
- Excellent Shop Frontage With Display Windows
- In The Heart Of Comber Village Amongst New And Well Established Businesses
- Close To Newtownards, Dundonald And Belfast For Both Trade And Commuting

Ground Floor Unit

456 SQFT

Excellent shop frontage and display windows; wood laminate floor; currently subdivided into 4 sunbed cubicles/offices; ample power points; telephone connection point.

WC

56 sqft

White suite comprising close coupled WC; tiled floor; wall mounted wash hand basin mono mixer taps and vanity unit under; Santon hot water tank; tiled floor; extractor fan.

Total SQFT

512 sqft

Rent

£6000 per annum plus VAT

Total NAV

£4850.00

Rates Payable

£2627.44 per annum

Please Note

All prospective tenants should make their own enquiries to confirm the NAV / Rates Payable shown.

Term

By negotiation On A Full repairing and insuring lease

Deposit

3 months rent

Service Charge

An annual service charge will be levied in addition to the rent to include the cost of public liability insurance for common areas, property insurance, agents management fees and maintenance of common areas and external fabric of the building.

VAT

All prices and outgoings quoted are exclusive are exclusive of VAT, but may be liable for VAT



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			

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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