

**Tim Martin**  
co.uk



**Business Opportunity**  
**Express Pizza**  
**39 Castle Street**  
**Comber**  
**BT23 5DY**

**Offers Around**  
**£65,000**

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

## SUMMARY

An excellent opportunity to acquire this well established and profitable business, situated in the heart of Comber village.

Set on one of Combers main thoroughfares, Castle Street, amongst a varied mix of new and well-established businesses and residential property, Express Pizza is one of Combers most popular pizza takeaway shops, with the owner building up an excellent reputation and customer base.

Comber village is located approximately 4 miles from Newtownards and Dundonald whilst Belfast is only a short distance away

## FEATURES

- Well Established And Profitable Pizza Takeaway Business
- Occupying And Enviably Site On One Of Combers Main Thoroughfares
- Excellent Reputation And Customer Base
- 5\* Hygiene Rating
- Opening Hours - Sunday To Thursday 5pm - 10pm (10.30pm Thursday and Sunday), Friday and Saturday 5pm - 11pm.
- Audited Accounts Available By Inspection Only At Our Comber Office
- Goodwill And Fixtures And Fittings Included
- Excellent Catchment Area - Close To Newtownards And Dundonald

## ABOUT THE BUSINESS

- Well established
- Excellent customer base
- Superb location with excellent footfall and passing trade
- Opening Hours - Sunday To Thursday 5pm - 10pm (10.30pm Thursday and Sunday), Friday and Saturday 5pm - 11pm
- 5\* hygiene rating
- Profitable business with audited accounts. Please note, accounts are available for inspection from principals only at our Comber office located at 27 Castle Street, Comber, BT23 5DY
- Fixtures and fittings : Full list of fixtures and fittings available from the agent
- Asking price to include goodwill and fixtures and fittings

## ABOUT THE PREMISES

### RETAIL UNIT 272 SQUARE FEET (APPROX)

Glazed PVC entrance door with matching glazed display window; part tiled floor; part non slip PVC flooring; uPVC tongue and groove ceiling with fluorescent lighting; part tiles walls; built in counter.

### PREPARATION ROOM : 69 SQUARE FEET (APPROX)

Single drainer stainless steel sink unit with mixer tap; non slip PVC flooring; access to rear; fluorescent lighting.

### WC : 17 SQUARE FEET (APPROX)

Low flush WC; wall mounted wash hand basin with corner taps and Redring hot water tap.

TOTAL GROSS INTERNAL AREA      358 Square feet approximately.

## LEASE

The property is currently leased for a period of 10 years starting on 1 July 2018 and ending on 30 June 2028 for use as a hot food outlet. The current passing rent is £6,900 per annum (exclusive). Any party wishing to lease the premises are subject to, but not limited to, providing things such as bank, trade and landlord references; Experian credit report etc and will be subject to the landlords approval.

NAV            £2550. Rates Payable = £1315.34 per annum (approximately).

VIEWING:        By appointment through agent.



Comber ■  
27 Castle Street, Comber, BT23 5DY  
T 028 91 878956

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

Tim Martin & Company for themselves and for the vendors of this property have endeavoured to prepare these sales details as accurate and reliable as possible for the guidance of intending purchasers or lessees. These particulars are given for general guidance only and do not constitute any part of an offer or contract. The seller and us as agents, do not make any representation or give any warranty in relation to the property. We would recommend that all information contained in this brochure about the property be verified by yourself or professional advisors. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty will be given as to their condition. All measurements contained within this brochure are approximate. Please contact us prior to viewing the property. If there is any point of particular importance to you we would be pleased to provide additional information or make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.