# Tim Martin co.uk



Livingstone's Newsagency 5 Bridge Street

Comber

BT23 5AT

Offers Around £175,000

www.timmartin.co.uk Telephone 028 91 878956 A rare opportunity exists to acquire a highly profitable newsagency and confectionary business situated in a prominent position just off the square in Comber.

The business, established over 40 years, enjoys a local customer clientele and affords the purchaser an opportunity to acquire a quality business which has increased profitability year on year. There is great potential to expand the business and increase profitability further.

Further details and accounts available from the agents.

# **Shop**

409 sqft

Counter; display shelves; Unidare hot air heater; stairs to first floor.

# **First Floor**

## Store 1

280 saft

Separate low flush wc.

#### Store 2

281 sqft

# **Asking Price**

includes premises, goodwill and fixtures and fittings. Stock will be sold at agreed valuation.

## **Total NAV**

£5,000. Rates Payable =£2708.80 per annum (approx)

## Viewing

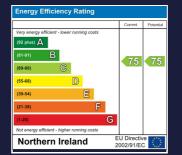
By appointment with the agent











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.