

028 9187 8956

Estate Agent of the Year
Northern Ireland 2016

Tim Martin
.co.uk

CELEBRATING 30 YEARS IN BUSINESS



4a Castle Street
Comber BT23 5DY

RENT

£2,500 per annum
+ rates + VAT (if applicable)

A fantastic modern first floor office suite situated in a prime location in the heart of Comber.

The office suite is approximately 506ft² and occupies a prominent position on one of Comber's main thoroughfares benefiting from excellent passing trade and substantial footfall. The premises are finished to an excellent standard throughout and provide separate wc and kitchen facilities.

With convenient commuting distance to Newtownards, Carryduff, Ballygowan and Belfast City this is a perfect base for an array of potential occupiers and businesses.

27 Castle Street, Comber, Co Down BT23 5DY

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First Floor Office Accommodation

No 4a 47 m² (506ft²)

RENT £2,500 + Rates + VAT (if applicable)

RATES Total NAV £2,200 Rates Payable £1,226.22 Per Annum

Finishes:

All units are finished to include plastered walls and ceilings. Concrete floor screed, lighting to building control standards; fitted with wc facilities. Tenants are responsible for their own fit out.

Service charge:

A 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 the maintenance of common areas, external fabric of the building.

Lease:

The units are available by way of internal repairing and insuring leases for a minimum term of 3 years. Rent and service charges are to be paid quarterly in advance in the usual way. One quarters rent is to be held by the managing agents as deposit.



VIEWING
By Appointment with Agent



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Excellence in
Customer Service



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