

FOR SALE

27-29 Mill Street, Comber, BT23 5EA

PROMINENT RETAIL/COMMERCIAL UNIT C. 720 SQ. FT.

Lisney

COMMERCIAL REAL ESTATE



OUTLINE FOR INDICATIVE PURPOSES ONLY

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FEATURES

Attractive and prominent end terrace commercial unit

Suitable for a variety of uses (subject to planning)

Ideal for owner occupiers or investors alike

Benefits from rental income of £5,360 per annum

LOCATION

Comber is a small town with a population of c. 9,071 people (2011 Census), located at the northern edge of Strangford Lough.

The town is situated in close proximity to Newtownards (circa 5 miles) and benefits from good transport links to Belfast via the A22, which is circa 13 miles to the north west.

The subject property is located in the town centre, occupying a prominent site on Mill Street, within walking distance of High Street and The Square.

DESCRIPTION

The property comprises a 2 storey retail unit finished externally with characterful stonework and an attractive shopfront.

Internally the property benefits from a mixture of tiled and wooden laminate floors, painted walls, plaster ceiling rose and exposed timber beams.

The property also comprises a car parking space to the rear and an advertising hoarding on the gable wall which is currently let to Clear Channel.

The property is sold with the benefit of this income in addition to income from one of the treatment rooms, which is currently occupied by a reflexologist on a flexible informal agreement.





ACCOMMODATION

Description	Size Sq. M	Size Sq. Ft
GF Retail Area	28,78	310
GF Treatment Room 1	5.93	64
GF Treatment Room 2	6.52	70
GF Kitchen	5.63	61
GF WC	1.12	12
TOTAL GF	47.98	517
1F Treatment Room 3	5.37	58
1F Treatment Room 4	8.98	97
1F Treatment Room 5	2.63	28
1F WC	1.88	20
TOTAL 1F	18.86	203
TOTAL AREA	66.84	720

TENANCY SCHEDULE

Unit	Tenant	Rent PAX	Lease Start	Lease Expiry	Comments
Treatment Room 4	Sole Sanctuary Holistic Health	£4,160	N/A	N/A	Occupying by way of an informal agreement. Tenant pays £80 per week plus a contribution to utilities
Advertising Hoarding	Clear Channel	£1,200	01.02.2015	31.01.2020	Current agreement holding over, however, we understand the tenant is prepared to renew on the same terms

STAMP DUTY

If applicable will be the responsibility of the purchaser.

RATES

NAV: £7,100

Rates Payable (22/23): £3,662

TITLE

The property is held by way of a Freehold Title.

ASKING PRICE

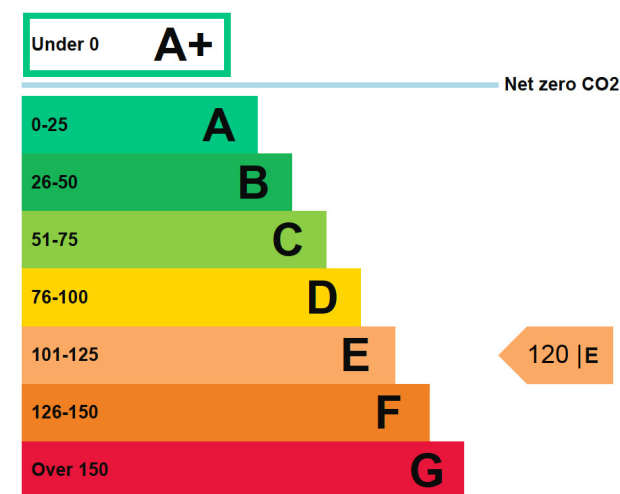
Offers invited in the region of £120,000.

VALUE ADDED TAX

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax.

EPC

The property has an Energy Efficiency rating of E120. The full Certificate can be made available upon request.



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For further information:

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Viewing Strictly by appointment with the sole selling agent Lisney.

Lisney Commercial Real Estate

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