

Tim Martin
— .co.uk



**5b High Street
Comber
BT23 5HJ**

£8,000 Per Annum

www.timmartin.co.uk
Telephone 028 91 878956

An excellent opportunity to rent this first floor premises, perfectly situated within a courtyard environment, set in the heart of Comber village and just off the bustling town square.

The unit is 630 sqft or thereabouts and suitable for a wide range of uses (subject to planning and landlord's approval).

Comber village is thriving with local boutiques, coffee shops, restaurants and the local farmer's market. The location provides ease of access to Newtownards, Belfast and an excellent road network, allowing for a convenient commute to many of the surrounding towns.

5B High Street

First Floor Premises - 630 sqft (approx)

Office / Showroom

343 sqft (approx)

Including showroom; diffused fluorescent lighting; ample power and telephone connection points; 1½ tub single drainer stainless steel sink unit with mono mixer taps; range of eye and floor level cupboards; formica worktops; 2 Velux windows.

Shower Room

White suite comprising quadrant shower cubicle with Redring Xpressions electric shower; glass sliding shower doors and side panels; mermaid wall cladding; pedestal wash hand basin; low flush wc; mirror fronted bathroom cabinet; electrical shaver socket; hotpress with lagged copper cylinder.

Rent

£8000 per annum + Rates + VAT

Total NAV

To Be Confirmed

Rates Payable

To Be Confirmed

Please Note

All prospective tenants should make their own enquiries to confirm the NAV / rates payable.

Lease

By negotiation - on a full repairing and insuring lease

Term

By Negotiation

Deposit

Totalling 3 Months Rent

VAT

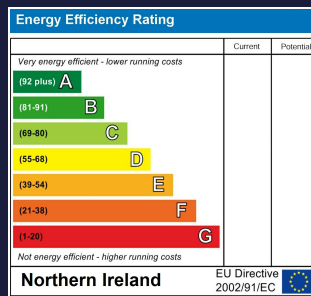
All prices, outgoings etc. are exclusive of but may be subject to VAT.

Use

Subject To Planning And Landlord's Approval

Viewing

By Appointment With Agent



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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