

**Tim Martin**  
.co.uk



**Livingstone's Newsagency 5 Bridge Street  
Comber  
BT23 5AT**

**Offers Around  
£175,000**

[www.timmartin.co.uk](http://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 sqft  
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



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C | 75                      | 75        |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| Northern Ireland                            |   | EU Directive 2002/91/EC |           |

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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