

**Tim Martin**  
.co.uk



50-52 Castle Street  
Comber  
BT23 5DZ

Offers Around  
£160,000

[www.timmartin.co.uk](http://www.timmartin.co.uk)  
Telephone 028 91 878956

## SUMMARY

An excellent opportunity to acquire this mixed-use investment portfolio situated in the heart of Comber village, amongst a mix of new and well established businesses. Nearby businesses include the Post Office, Trait Coffee shop, Indie Fude, Hardy's Hardware and General Store and SuperValu, whilst many residential developments are also located close by.

The properties comprise of two retail units and a residential apartment, all of which are currently rented out and generating a rental income of £13,950 per annum.

Comber had a population of 9,071 people in the 2011 Census and is situated approximately 4 miles from Newtownards at the Northern end of Strangford Lough and approximately 8 miles from the edge of Belfast city centre. The village is thriving with a host of amenities to include local boutiques, coffee shops, pubs, restaurants, churches, and an excellent choice of primary and secondary schools, not forgetting the local farmer's market.

## FEATURES

- Excellent Mixed Use Investment Opportunity
- Comprising Of 2 Retail Units And 1 Residential Apartment - Currently All Rented Out
- Generating A Rental Income Of £13,950 Per Annum
- Situated In The Heart Of Comber Village Amongst New And Well Established Businesses
- Nearby Traders Include Post Office, Trait Coffee Shop, Indie Fude, Hardy's Hardware And General Store And SuperValu
- Newtownards (4 Miles) Killinchy (7 Miles) Dundonald (4 Miles) Belfast (8 Miles)



## 50 CASTLE STREET, COMBER

### Entrance

Glazed entrance door with side display windows.

### Seating Area

213 Sqft approx; tiled floor.

### Serving / Prep area

416 Sqft approx; tiled floor.

### Kitchen

293 Sqft, tiled floor approx; separate wc with low flush and wall mounted wash hand basin.

### Store

63 Sqft approx; tiled floor.

### Total Area

985 Sqft approx.

## 52 CASTLE STREET, COMBER

### Retail Area

208 Sqft approx; upvc entrance door; fluorescent lighting; telephone connection point.

### Rear Retail

94 Sqft approx; fluorescent lighting.

### Kitchen

49 Sqft approx; single drainer stainless steel sink unit with mixer tap; Heatrae and Sadia hot water tank; cupboard under; separate wc with low flush wc; wall mounted wash hand basin with mixer tap; extractor fan; pvc door to yard area.

### Total Area

351 Sqft approx.

## 50a CASTLE STREET

### Entrance Porch

Glazed upvc entrance door; glazed door to:-

### Entrance Hall

Stairs to first floor.

### Lounge

16'7 x 11'1 (5.05m x 3.38m )

Cornice ceiling; telephone connection point.

### Kitchen

11'1 x 8'2 (3.38m x 2.49m)

Good range of high and low level cupboards incorporating single drainer stainless steel sink unit with mixer tap; space for electric cooker; space and plumbing for washing machine; space for fridge freezer; formica worktops; tiled walls.

### Bedroom 1

9'2 x 9'0 (2.79m x 2.74m)

### Bathroom

9'0 x 7'11 (2.74m x 2.41m )

White suite comprising panelled bath with mixer tap; Triton Enrich shower with wall mounted telephone shower attachment; pedestal wash hand basin with mixer tap; low flush wc; hotpress with copper cylinder; part pvc wall panelling; vinyl floor; extractor fan.

### Stairs To Second Floor

### Store

16'8 x 9'7 (5.08m x 2.92m)

### Store

6'6 x 6'4 (1.98m x 1.93m)

## LEASE DETAILS

### 50 Castle Street

Currently rented to Cousins Herd NI Ltd for a period of 2 years commencing 1 November 2024 at an annual rent of £8000.00 per annum.

### 50a Castle Street

Currently tenanted at a rent of £250 per calendar month until 30 April 2024.

### Total NAV

NAV: £2350.00

### 52 Castle Street

Currently rented to Home Start, Ards Comber and Peninsula Area for a period of 3 years commencing 1 August 2015 at an annual rent of £2950.00 per annum. The lease is currently operating on a 'holding over' basis.

## RATES

### 50 Castle Street

Total Nav : £4,600.00

Rates Payable : £2,492.00 per annum

### 50A Castle Street

Capital Value : £80,000

Rates Payable : £696.96 per annum

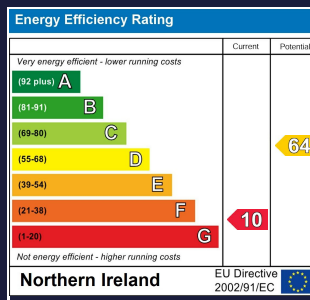
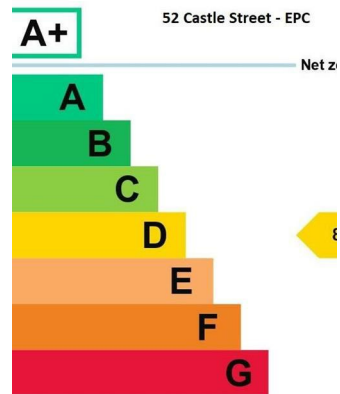
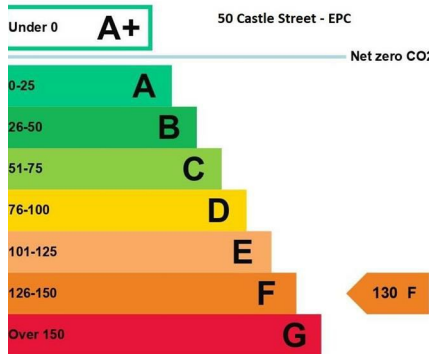
### 52 Castle Street

Rates Payable : T.B.C (currently exempt as property rented out to a charity)

## NOTE

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





Comber  
27 Castle Street, Comber, BT23 5DY  
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Saintfield  
1B Main Street, Saintfield, BT24 7AA  
T 028 97 568300

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