

Tim Martin
— .co.uk



5c High Street
Comber
BT23 5HJ

Rent
£2,000 Per Annum

www.timmartin.co.uk
Telephone 028 91 878956

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

The office is 210 sqft or thereabouts.

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.

5C High Street

Office

210 sqft approx (average measurements)
With ample power points.

WC

WC (communal) white suite comprising close coupled wc; wall mounted wash hand basin with mono mixer tap.

Rent

£2000 per annum + Rates + VAT

Total NAV

£2350

Rates Payable

£1273.09 per annum (approx)

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

V.A.T


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

Use

Subject To Planning And Landlord's Approval

Viewing

By Appointment With Agent



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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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