



The Courtyard High Street

Comber

BT23 5HJ

Rent £7,000 Per Annum

www.timmartin.co.uk Telephone 028 91 878956 An excellent opportunity to rent this ground 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 655 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.

# 5 The Courtyard, High Street

Ground floor premises - 655 sqft (approx)

### **Entrance Porch**

## **Entrance Hall**

Wood Laminate floor

# **Treatment Room / Office**

173 sqft

### **Treatment Room / Office**

127 sqft (average)

Wood laminate floor; fluorescent lights.

## **Treatment Room / Office**

115 sqft

Cornice ceiling; open through to:-

## **Treatment Room / Office**

153 sqft

Glazed double doors to courtyard.

## Kitchen Area

87 sqft

Tiled floor; recessed spotlights; wash hand basin.

## **Rear Hall**

Glazed PVC door to rear.

### WC

White suite comprising dual flush WC and pedestal wash hand basin.

## **Total SQFT**

655 sqft approx

## Rent

£7000.00 per annum (exclusive)

## **Total Nav**

£2844.14 per annum (approximately)

### **Please Note**

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

#### Lease

By Negotation - On A Full Repairing And Insuring Lease

#### Term

By Negotation

### Deposit

**Totalling 3 Months Rent** 

### VAT

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

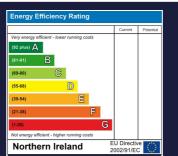
### Use

Subject To Planning And Landlord's Approval

### Viewing

By Appointment With Agent





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