

Tim Martin
— .co.uk



**5 The Courtyard High Street
Comber
BT23 5HJ**

**Rent From
£3,500 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.

Please Note: The premises can be split to allow for smaller retail / office accommodation if desired (subject to landlords approval)

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

£3,500 per annum (exclusive)

Total Nav (For Whole Premises)

£2844.14 per annum (approximately)

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, outgoings 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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