

Tim Martin
.co.uk



**81 Mill Street
Comber
BT23 5EG**

**Asking Price
£60,000**

**www.timmartin.co.uk
Telephone 028 91 878956**

An excellent opportunity to acquire this spacious retail unit, situated on Mill Street, one of the main thoroughfares into Comber town centre.

The unit, extending to approximately 637 sqft or thereabouts, comprises of a main retail area, stores, and WC facilities. Previously used as a newsagent, the unit lends itself to a variety of uses and / or redevelopment (subject to planning).

Comber village is thriving with many local boutiques, coffee shops, restaurants and has a growing population with many ongoing new residential developments in the immediate area. Newtownards, Dundonald and Belfast are all within convenient commuting distance.

Retail Area

147 sqft (approx)
Fluorescent strip lighting; display window; glazed entrance door; power points.

Store

110 sqft (approx)
Tiled floor; fluorescent light; power points.

WC

18 sqft (approx)
Low flush wc; wall mounted wash hand basin with hot water tank.

Store

92 sqft (approx)

Total SQFT

637 sqft (approx)

Asking Price

£60,000

Total NAV

£3,400.00

Rates Payable

£1841.92 per annum (approx)

Please Note

All prospective tenants should make their own enquiries to confirm the NAV / Rates Payable shown.

Tenure

Leasehold






VAT

All prices and outgoings quoted are exclusive of VAT, but may be liable for VAT

EPC

Awaiting report



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

Tim Martin & Company for themselves and for the vendors of this property have endeavoured to prepare these sales details as accurate and reliable as possible for the guidance of intending purchasers or lessees. These particulars are given for general guidance only and do not constitute any part of an offer or contract. The seller and us as agents, do not make any representation or give any warranty in relation to the property. We would recommend that all information contained in this brochure about the property be verified by yourself or professional advisors. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty will be given as to their condition. All measurements contained within this brochure are approximate. Please contact us prior to viewing the property. If there is any point of particular importance to you we would be pleased to provide additional information or make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.