

**Tim Martin**  
.co.uk



10 Castle Street  
Comber  
BT23 5DZ

£6,000 Per Annum

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## SUMMARY

An excellent opportunity to rent this spacious, modern ground floor unit situated in the heart of Comber town centre.

The unit extends to approximately 588 sqft or thereabouts and is suitable for a wide range of uses (subject to planning and landlords' approval). The unit comprises of a main retail / office area, separate office / store room and kitchen and WC facilities.

This spacious unit enjoys superb shop frontage onto Castle Street with substantial daily footfall and passing trade. Ample parking facilities are located close by whilst Newtownards and Belfast are convenient for both trade and commuting.

RENT: £6000.00 per annum plus VAT

RATES: £2331.53 Per Annum (Approx)

## FEATURES

- Modern Retail / Office Unit In The Heart Of Comber Town Centre
- Extending To Approximately 588 Sqft
- Main Retail Area And Separate Office
- WC And Kitchen Facilities
- Situated Amongst New And Well Established Businesses
- Excellent Passing Trade And Daily Footfall
- Parking Facilities Located Close By
- Convenient To Newtownards, Killinchy And Belfast

## Retail Area

436 sqft

Suspended ceiling with diffused fluorescent lighting; wood laminate floor; excellent shop frontage; telephone connection point; access to rear; under stairs storage cupboard.

## Office

89 sqft.

Suspended ceiling with diffused fluorescent lighting; wood laminate floor.

## Kitchen

32 sqft

Single drainer stainless steel sink unit with Redring hot water tank; cupboards under; formica worktop; extractor fan.

## WC

31 sqft

Comprising low flush wc; wall mounted wash hand basin with mixer taps; extractor fan.

## Total Gross Internal Area

588 sqft (approx)

## Rent

£6000 per annum plus VAT

## Total NAV

£4100.00

## Rates Payable

£2331.53 per annum (approx)

## Term

By negotiation

Full repairing and insuring lease

## Deposit

3 months rent

## Service Charge

An annual service charge will be levied in addition to the rent to include the cost of public liability insurance for common areas, property insurance, agents management fees and maintenance of common areas and external fabric of the building.

## VAT

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

Comber ■  
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1B Main Street, Saintfield, BT24  
7AA  
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