



Instinctive  
Excellence  
in Property.

# To Let

First Floor Offices  
c. 954 sq ft (88.66 sq m)

1a Killinchy Street  
Comber  
BT23 5AP

OFFICE



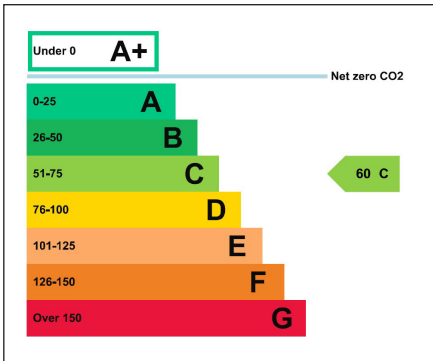
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1a Killinchy Street  
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**OFFICE**

### EPC



### Location

Comber is a small market town approximately 10 miles south east of Belfast and 5 miles south west of Newtownards. The town is a popular commuter settlement and hosts a range of local shops and amenities focused around a traditional square. The subject premises occupies a prominent position on Killinchy Street, close proximity to the town square.

### Description

The property is of traditional brick/block work construction which has been externally rendered and painted.

The first floor offices are accessed via a separate entrance at ground floor level and includes a ground floor consulting room.

The internal specification includes:

- Fitted kitchen
- Gas fired central heating
- Double glazed windows in PVC frames
- Suspended ceiling with fluorescent lighting
- Male and female WC facilities
- Strong room ideal for document storage

### Accommodation

The property has been measured in accordance with the RICS code of Measuring Practice, Sixth Edition. All areas being approximate:

Description	Sq Ft	Sq M
First Floor	954	88.66

### Lease Details

**Term:** Negotiable  
**Rental:** £8,000 per annum exclusive

*Note: Incentives available subject to lease length and covenant strength.*

### Rates

We have been advised by the Land and Property Services of the following rating information:

**Net Annual Value:** £6,250  
**Rate in the £ for 2024/2025:** £0.568667  
**Estimated rates payable:** £3,553.17

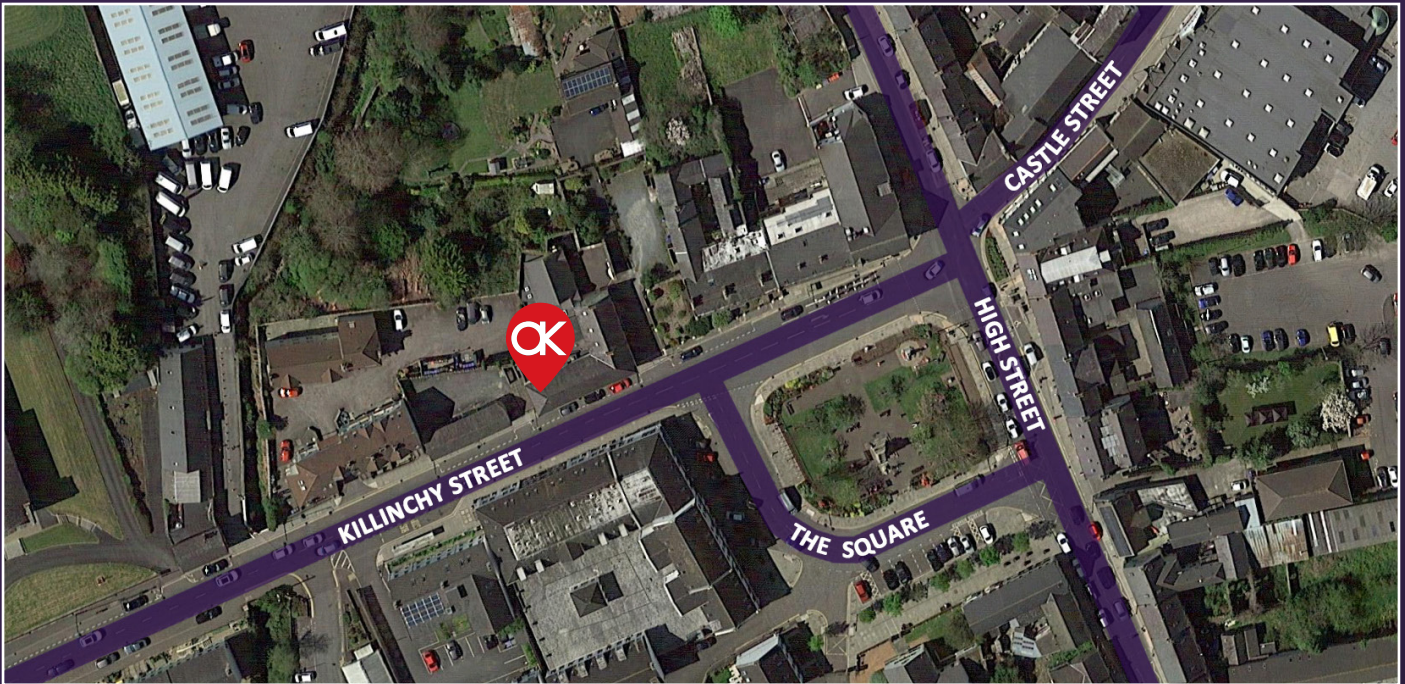
### VAT

All prices, rentals and outgoings are quoted exclusive of VAT.

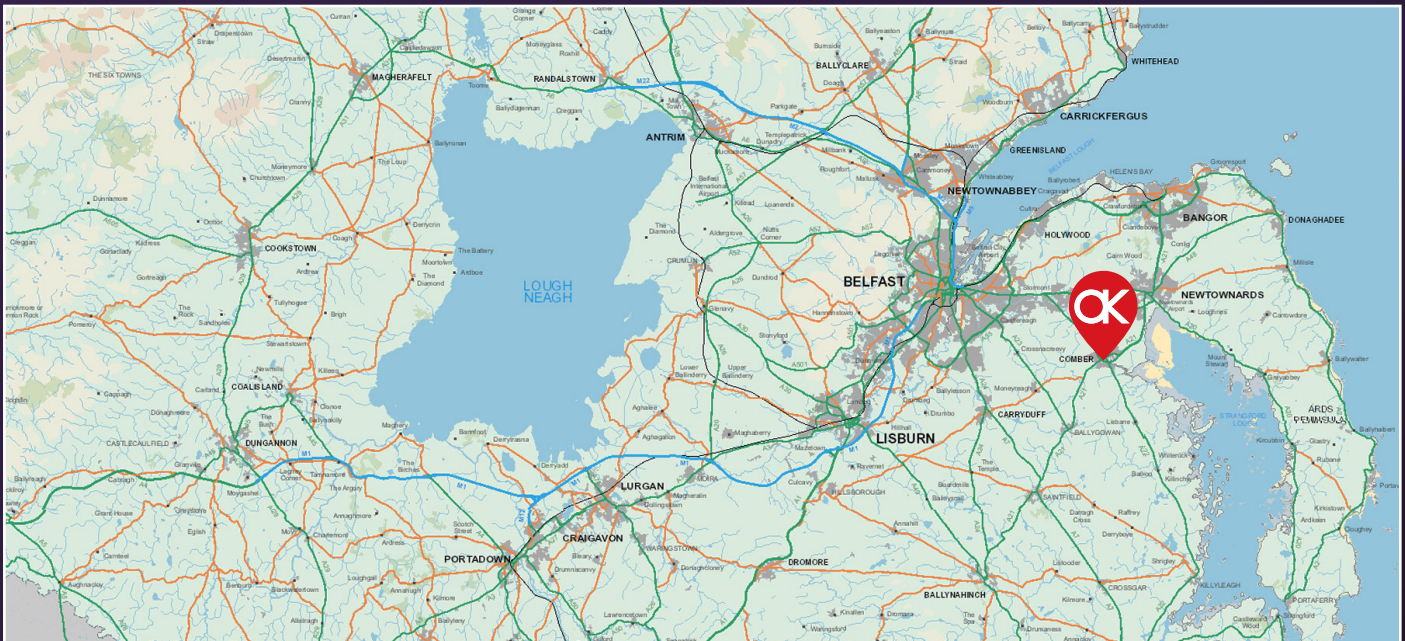
### Anti-Money Laundering

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/lessee will be required to satisfy the vendor/lessor and their agents regarding the source of the funds used to complete the transaction.





FOR IDENTIFICATION PURPOSES ONLY



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## CUSTOMER DUE DILIGENCE

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following: The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (<http://www.legislation.gov.uk/uk/si/2017/692/made>). Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Osborne King. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

## MISREPRESENTATION ACT 1967

The premises are offered subject to contract, availability and confirmation of details. The particulars do not form part of any contract and whilst believed to be correct, no responsibility can be accepted for any errors. None of the statements contained in the particulars are to be relied upon as statements of fact any attending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of those statements. The vendors or lessors do not make or give Osborne King and Megran Limited or any person in its employment, any authority to make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. These particulars are issued on the understanding that all negotiations are conducted through this company, Osborne King & Megran Limited. Registered in Northern Ireland No. 27969. Registered Office: 3rd Floor, Imperial House, 4-10 Donegall Square East, Belfast, BT1 5HD. Any maps / Plans based on the Ordnance Survey Map with the sanction of the controller of H.M. Stationery Office Crown Copyright Reserved Licence No. CS 369. This plan is for convenience only. Its accuracy is not guaranteed and shall not be deemed to form part of any contract.