

RENTALS - NEWTOWNARDS

46 High Street, Newtownards, BT23 7HZ

028 9070 1000 rentals@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



AUREEN, 11 THE SQUARE, COMBER, BT23 5DX

£12,000 PER ANNUM





The perfect opportunity to trade from a truly unique location that seamlessly blends history with modern conveniences. This recently refurbished ground-floor retail unit is located in the heart of the bustling Comber Square, occupying a prominent and highly visible site.

Steeped in heritage, this property was once home to John Miller in 1860, the great uncle of Titanic builder Thomas Andrews. The building's historic charm is evident, from the cobbled pavement outside to the thoughtfully restored interiors that preserve its character.

The premises are offered in a shell finish, allowing you the flexibility to design and customise the layout to suit your business needs. Spanning approximately 1,000 sq. ft., this exceptional space offers the perfect setting to bring your vision to life in a location that captures the essence of history and progress.



Key Features

- Landmark Building Located in bustling Comber Square with high visibility
- This property will be completed to first fix to allow proposed tenant options on finishes
- Spans approximately 1,000 sq. ft
- Recently refurbished with modern amenities
- Customer parking around The Square
- Gas Fired Central Heating And PVC Double Glazed Windows







Ground Floor

Entrance Hall

Main Shop Area 23'8 x 15'8

Rear Shop Area 15'3" x 14'0"

Side Hallway

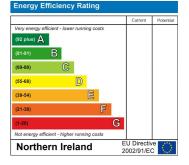
Kitchen 11'2" x 7'10"

Rear Hallway

Office / Store: 14'9" x 10'0"

Office / Store: 14'5" x 13'9"





Questions you may have. Which mortgage would suit me best?

How much deposit will I need? What are my monthly repayments going to be?

To answer these and other mortgage related questions contact our mortgage advisor on 028 9070 1000.

Your home may be repossessed if you do not keep up repayments on your mortgage. We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

ANDERSONSTOWN 028 9060 5200 **BALLYHACKAMORE** 028 9047 1515 BALLYNAHINCH 028 9756 1155

BANGOR 028 9127 1185 CARRICKFERGUS 028 9336 5986 FORESTSIDE 028 9064 1264 CAVEHILL 028 9072 9270

DONAGHADEE 028 9188 8000 **GLENGORMLEY** 028 9083 3295 DOWNPATRICK 028 4461 4101 MALONE 028 9066 1929 NEWTOWNARDS 028 9181 1444 RENTAL DIVISION 028 9070 1000



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