

Tim Martin
— .co.uk



**8 Bridge Street Link
Comber
BT23 5YH**

£3,000 Per Annum

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Telephone 028 91 878956

A well positioned first floor office suite, situated in the heart of Comber village, amongst an excellent range of new and well established businesses.

The office suite extends to approximately 470 Sqft or thereabouts and is approached from a communal stairwell, providing bright and spacious office accommodation with separate wc facilities. The premises are perfect for a wide range of uses (subject to landlords consent). Public car parking is located near the office.

Newtownards, Dundonald and Belfast are all within convenient commuting distance.

Communal Entrance and Stairwell Leading To First Floor

Office

420 Sqft

Wood laminate floor; fluorescent lighting; telephone connection point; electric heater.

WC

50 sqft

White suite comprising low flush wc and wall mounted wash hand basin with Redring hot water tank; extractor fan.

Total SQFT

470 sqft approx

Rent:

£3000.00 per annum plus VAT and Rates

Total NAV:

£2750

Rates Payable:

£1615.45 per annum (approx) Rating Year 2025-2026

Please Note

All prospective tenants should make their own inquiries to confirm the NAV / rates shown.

Lease

By Negotiation - On A Full Repairing And Insuring Lease

Term

By Negotiation

Deposit

Totaling 3 months rent

Service Charge:

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

VAT

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



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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