

Tim Martin
— .co.uk



**50 Castle Street
Comber
BT23 5DZ**

£8,000 Per Annum

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SUMMARY

A prime pitched commercial unit ideally situated on Castle Street, one of Combers main thoroughfares, amongst a wealth of new and well established businesses and residential developments.

The premises, formerly occupied by a fast food outlet, extends to approximately 985 sqft and is available immediately with flexible lease terms. The premises consist of a spacious public seating area / takeaway area, cooking area, separate kitchen, store and staff WC facilities.

This is a great opportunity for an array of prospective tenants to occupy perfectly located premises which enjoys excellent footfall and passing trade.

FEATURES

- Prime Pitched Commercial Unit
- Extending To Approximately 985 Sqft
- Suitable For A Wide Range Of Uses (Subject To Planning)
- Situated In One Of Comber's Main Thoroughfares
- Benefitting From Excellent Footfall And Passing Trade
- Available Immediately

ENTRANCE

Glazed entrance door with side display windows.

SEATING AREA

213ft² (approx); ceramic tiled floor.

SERVING / TAKEAWAY AREA

416ft² (approx); ceramic tiled floor.

KITCHEN

293ft² (approx); ceramic tiled floor; separate WC with low flush WC and wall mounted wash hand basin.

STORE

63ft² (approx); ceramic tiled floor.

TOTAL AREA

985ft² approximately.

RENT

£8000 per annum

TOTAL NAV

£4400.00

RATES PAYABLE

£2584.72 per annum (approx)

PLEASE NOTE

All prospective tenants should make their own enquiries to confirm the NVA/rates payable.

TERM

By negotiation

LEASE

Full repairing and insuring.

DEPOSIT

3 months rent.

VAT

All prices, outgoings etc. are exclusive of VAT but may be subject to 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	51	70
EU Directive 2002/91/EC		

Comber ■
 27 Castle Street, Comber, BT23 5DY
 T 028 91 8789596

Saintfield
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 T 028 97 568300

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