# Tim Martin .co.uk



50 Castle Street

Comber

BT23 5DZ

£8,000 Per Annum

www.timmartin.co.uk Telephone 028 91 878956

#### **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**

985ft<sup>2</sup> 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.



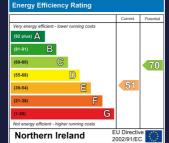












Comber 27 Castle Street, Comber, BT23 5DY T 028 91 8789596

Saintfield 1B Main Street, Saintfield, BT24 7AA T 028 97 568300

Tim Martin & Company for themselves and for the vendors of this property have endeavoured to prepare these sales details as accurate and reliable as possible for the guidance of intending purchasers or lessees. These particulars are given for general guidance only and do not constitute any part of an offer or contract. The seller and us as agents, do not make any representation or give any warranty in relation to the property. We would recommend that all information contained in this brochure about the property be verified by yourself or professional advisors. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty will be given as to their condition. All measurements contained within this brochure are approximate. Please contact us prior to viewing the property. If there is any point of particular importance to you we would be pleased to provide additional information or make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.