

**Tim Martin**  
— .co.uk



**Offers Around  
£140,000**

**22 Bridge Street  
Comber  
BT23 5AT**

**[www.timmartin.co.uk](http://www.timmartin.co.uk)  
Telephone 028 91 878956**

## SUMMARY

An excellent opportunity to acquire or rent this well positioned ground floor retail unit with first floor storage, situated in the heart of Comber village.

The property extends to approximately 2228 sqft overall with the ground floor comprising of a spacious retail area with excellent display frontage, separate office and stores. The first floor comprises of a storage area with separate office and kitchen and WC facilities. The property is suitable for a wide range of uses (subject to planning).

Located amongst new and well established businesses and only a short stroll from the bustling town square, the premises enjoy fantastic footfall and passing trade with the public car park located close by. The surrounding towns of Newtownards, Killinchy and Ballygowan are all within close proximity as too is Dundonald and Belfast city centre.

## FEATURES

- Excellent Opportunity To Acquire or Rent A Prominent Retail Unit In The Heart Of Comber Village
- Extending To Approximately 2228 Sqft Overall
- Comprising Of A Ground Floor Retail Unit And First Floor Storage With Kitchen And WC Facilities
- Suitable For A Wide Range Of Uses (Subject To Planning)
- Located Amongst New And Well Established Businesses Enjoying Excellent Footfall And Passing Trade
- Convenient To Newtownards, Dundonald And Belfast City Centre

## Ground Floor

### Retail Area

991 Sqft

Aluminium framed entrance door; display window; electric roller shutter suspended ceiling with diffused lighting; power points; telephone connection point; TV aerial connection point.

### Office

94 Sqft

Fluorescent lights; power points; telephone connection point.

### Store

68 Sqft

### Store

154 Sqft

## First Floor

### Store

626 Sqft

Fluorescent lighting.

### Kitchen

77 Sqft

Single drainer stainless steel sink unit

**WC**

51 Sqft

White suite comprising low flush WC and pedestal wash hand basin.

**Office / Store**

167 Sqft

Florescent lighting.

**Total Nav**

£8,600.00.

**Rates Payable**

£4890.54 per annum (2025/26)

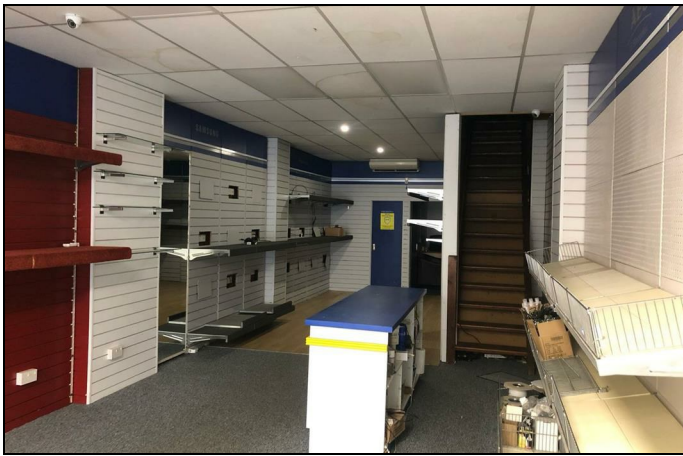
**Please Note**

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

**VAT**

All prices, outgoings etc are exclusive of but maybe subject to V.A.T





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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