

Tim Martin
— .co.uk



20 The Square
Comber
BT23 5DT

Asking Price
£25,000

www.timmartin.co.uk
Telephone 028 91 878956

An excellent opportunity to acquire retail premises situated in a prominent position within the square. The property was previously used as a hair salon but would be equally suitable for a variety of retail outlets.

The premises offer accommodation over both ground and first floors, providing flexible space for retail, office, or treatment use.

Customer parking is available directly in front of the premises. The property also benefits from close proximity to Tesco, a chemist, and several restaurants, which generate strong footfall in the area.

Asking Price - £ 25,000 - Cash Only

N.B - The lease on this property expires in 2044

Accommodation

Shop

208 SQFT

Two wash hand basins with Redring water heaters over.

Kitchen

38 SQFT (APPROX)

Single drainer stainless steel sink unit; range of high and low level cupboards and drawers.

First Floor

Office

122 SQFT

Office

48 SQFT

Redring water heater over.

Outside

Enclosed gravelled yard.

WC

Low flush wc.

Asking Price

Offers Around £25,000 - CASH ONLY

Viewing

By appointment with the agent.

Note

The lease on the property expires in 2044.



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

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T 028 97 568300

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