

27-29 Mill Street
Comber, BT23 5EG

Offers around £140,000



**VICTORIA
PINKERTON**

victoriapinkerton.co.uk

Attractive Two Storey Commercial Premises In Prominent Comber Town Centre Location

Nestled in the heart of Comber, on the bustling Mill Street, this attractive two-storey end terrace presents a unique opportunity for both owner-occupiers and investors. This commercial property extends to approximately 720 square feet, making it suitable for a variety of uses, subject to the necessary planning approvals.

The location is particularly advantageous, situated in a prominent position within

Comber town centre, ensuring excellent visibility and accessibility. The property also benefits from an allocated parking space at the rear and is within walking distance of Comber High Street And The Square.

Comber is well-connected, with close proximity to Ballygowan, Killinchy, Newtownards and beyond. Furthermore, the excellent transport links to Belfast via the A22 make this property an ideal choice for

those commuting to and from the city.

Whether you are looking to establish a new/existing business or seeking a promising investment opportunity, this property on Mill Street is certainly worth considering. With its versatile space and prime location, it holds great potential for a variety of uses. Do not miss the chance to explore what this charming property has to offer.

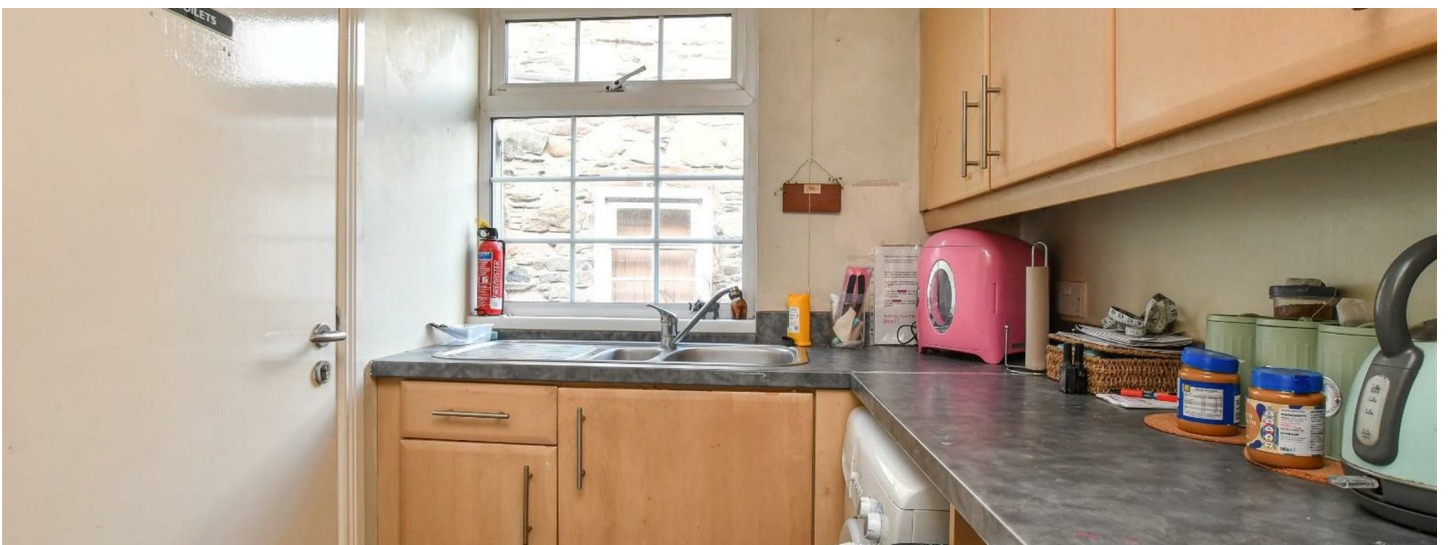




PROPERTY FEATURES

- Attractive Two Storey Commercial Premises In Prominent Comber Town Centre Location
- Suitable For A Wide Variety Of Uses (Subject To Necessary Planning Approval)
- Extending To Approximately 720 Square Feet
- Ideal For Owner Occupiers Or Investors Alike
- Currently Comprising Of Five Treatment Rooms, WC Facilities On Both Floor Levels And Fitted Kitchen
- Allocated Parking Space To Rear Of Property
- Close Proximity To Ballygowan, Killinchy And Newtownards With Excellent Transport Links To Belfast (A22)







WHAT3WORDS: ///merely.losses.chugging

**VICTORIA
PINKERTON**
victoriapinkerton.co.uk

Bangor & Donaghadee
125 Main Street, Bangor BT20 4AE
028 9147 9393

Comber & Ards
7a The Square, Comber BT23 5DX
028 9140 4100

PROPERTY MEASUREMENTS

| | |
|---------------------|---------------|
| Reception | 18'5" x 16'9" |
| Storage | 5'4" x 3'0" |
| Hallway | 16'11" x 3'3" |
| WC | 5'4" x 2'2" |
| Treatment Room 1 | 8'2" x 7'9" |
| Treatment Room 2 | 14'10" x 4'8" |
| First Floor Landing | 16'11" x 4'1" |
| Treatment Room 3 | 10'4" x 9'4" |
| Treatment Room 4 | 9'4" x 6'3" |
| WC | 4'6" x 4'5" |
| Treatment Room 5 | 6'3" x 4'6" |

Directions
Mill Street is located off High Street

REQUIRED INFO UNDER
TRADING STANDARDS
GUIDANCE
Tenure - Understood to be freehold

Rates - Understood to be approximately
£3750 per annum

Energy Efficiency Rating

The rating for this property is:

| 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 |

* For your information: The UK average rating is 'E50'.

naei | propertymark
PROTECTED

arla | propertymark
PROTECTED

naei | propertymark
COMMERCIAL

These details are not part of any offer or contract. Statements in this document should not be considered factual; buyers must verify information through inspection or other means. Neither the vendor, Victoria Pinkerton, nor employees of Victoria Pinkerton are authorised to provide any representation or warranty regarding this property. Room measurements are approximate.