



FOR SALE

27-29 MILL STREET, COMBER, BT23 5EA
PROMINENT RETAIL/COMMERCIAL UNIT C. 720 SQ. FT.

Lisney

Features

- ◆ Attractive and prominent end terrace commercial unit
- ◆ Suitable for a variety of uses (subject to planning)
- ◆ Ideal for owner occupiers or investors alike
- ◆ Benefits from rental income of £5,360 per annum

Description

The property comprises a 2 storey retail unit finished externally with characterful stonework and an attractive shopfront. Internally the property benefits from a mixture of tiled and wooden laminate floors, painted walls, plaster ceiling rose and exposed timber beams.

The property also comprises a car parking space to the rear and an advertising hoarding on the gable wall which is currently let to Clear Channel. The property is sold with the benefit of this income in addition to income from one of the treatment rooms, which is currently occupied by a reflexologist on a flexible informal agreement.

Location

Comber is a small town with a population of c. 9,071 people (2011 Census), located at the northern edge of Strangford Lough.

The town is situated in close proximity to Newtownards (circa 5 miles) and benefits from good transport links to Belfast via the A22, which is circa 13 miles to the north west.

The subject property is located in the town centre, occupying a prominent site on Mill Street, within walking distance of High Street and The Square.



Accommodation

DESCRIPTION	SIZE (SQ. M.)	SIZE (SQ. FT.)
GF Retail Area	28.78	310
GF Treatment Room 1	5.93	64
GF Treatment Room 2	6.52	70
GF Kitchen	5.63	61
GF WC	1.12	12
TOTAL GF	47.98	517
IF Treatment Room 3	5.37	58
IF Treatment Room 4	8.98	97
IF Treatment Room 5	2.63	28
IF WC	1.88	20
TOTAL IF	18.86	203
TOTAL AREA	66.84	720

Tenancy Schedule

UNIT	TENANT	RENT PAX	LEASE START	LEASE EXPIRY	COMMENTS
Treatment Room 4	Sole Sanctuary Holistic Health	£4,160	N/A	N/A	Occupying by way of an informal agreement. Tenant pays £80 per week plus a contribution to utilities
Advertising Hoarding	Clear Channel	£1,200	01.02.2015	31.01.2020	Current agreement holding over, however, we understand the tenant is prepared to renew on the same terms

Stamp Duty

If applicable will be the responsibility of the purchaser.

Rates

NAV: £7,100

Rates Payable (22/23): £3,662

Title

The property is held by way of a Freehold Title.

Asking Price

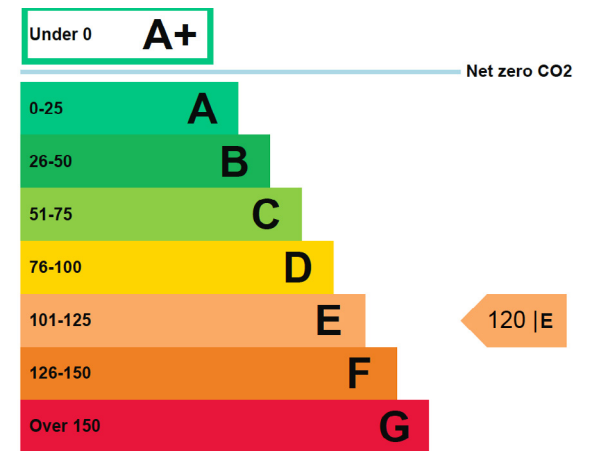
Offers invited in the region of £120,000.

Value Added Tax

All prices, outgoings and rentals are exclusive of, but may be liable to Value Added Tax.

EPC

The property has an Energy Efficiency rating of E120. The full Certificate can be made available upon request.





Contact

Strictly by appointment with the sole selling agent.
For further information please contact:

Jonathan Haughey

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Customer Due Diligence

As a business carrying out estate agency work we are required to verify the identity of both the vendor and the purchaser as outlined in the following:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 - <https://www.legislation.gov.uk/uksi/2017/692/contents>.

Any information and documentation provided by you will be held for a period of five years from when you cease to have a contractual relationship with Lisney. The information will be held in accordance with General Data Protection Regulation (GDPR) on our client file and will not be passed on to any other party, unless we are required to do so by law and regulation.

Further information is available at www.lisney.com

