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Tim Martin

AUCTIONEERS • ESTATE AGENTS • VALUERS

TO LET

53 Mill Street, Comber BT23 3SD



Located on Mill Street, one of Combers main thoroughfares, in a prominent position, we are pleased to offer these fantastic retail / office premises on to the market.

The premises are located amongst a good mix of commercial and residential properties and provide flexible and spacious accommodation with an adaptable layout which will suit an array of businesses.

Additional retail / office space is available if desired whilst parking facilities can be located to the rear of the premises.

Benefiting from excellent passing trade and substantial footfall the premises allow for good commuting distance to Ballygowan, Saintfield and Newtownards whilst the edge of Belfast City is only 10 minutes drive away.

MAIN RETAIL	8.18m (26'10) x 4.62m (15'2) Front display window; fluorescent lighting.
REAR RETAIL	4.19m (13'9) x 3.73m (12'3) max meas Fluorescent lighting.
OFFICE	3.73m (12'3) x 2.51m (8'3) average
STORE 1	4.6m (15'1) x 3.23m (10'7) average
STORE 2	3.43m (11'3) x 3.18m (10'5) Oil fired boiler with water pressure tank; separate dual flush wc and pedestal wash hand basin with mixer taps; fluorescent lighting; pvc rear door.
OUTSIDE	Parking facilities available if required.
PLEASE NOTE	Additional office / retail space is available if desired - subject to landlords approval.
RENT	£6250 per annum plus rates plus VAT (if applicable)
RATES	To Be Confirmed
LEASE	By Negotiation
VIEWING	By Appointment Through The Agent

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