



To Let Retail Premises

Unit 1 Alexander House, Bridge Street Link, Comber BT23 5YH


**FRAZER
KIDD**

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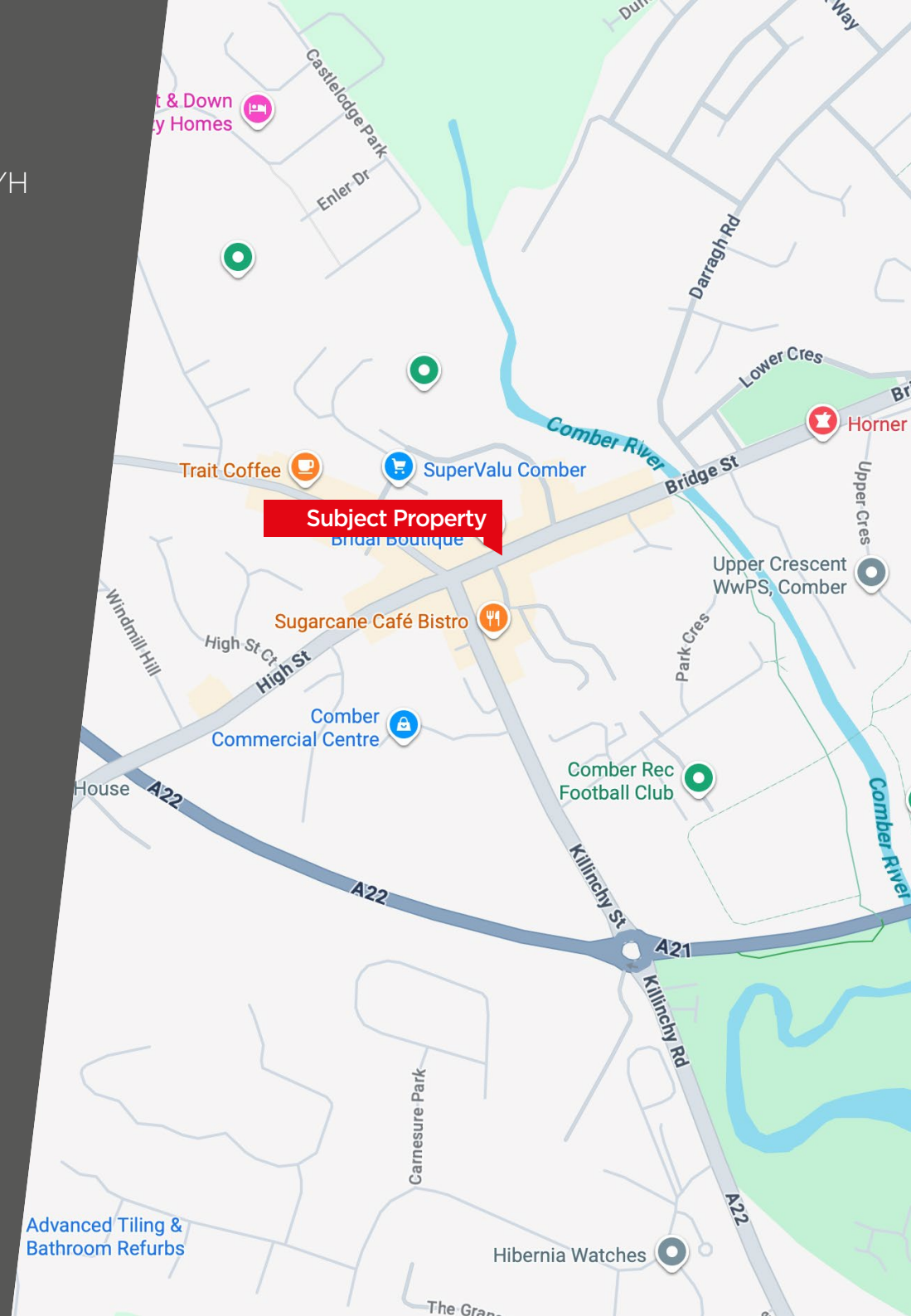
Unit 1 Alexander House, Bridge Street Link, Comber BT23 5YH

Summary

- Excellent premises situated in Comber.
- Internally the property comprises of c. 581 Sq Ft.
- On-street car parking located at the front of the property.
- Neighbouring occupiers include Mauds, Boyle Sports, Floral Creations.

Location

The property is located within a popular shopping parade in Comber Town Centre, occupiers within the block including Mauds Ice Cream Parlour, Pizza Takeaway, Confectionary shop and is also located close to a beauty salon and a hairdressers and also to a large public car park.



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Description

The unit is finished to include an electronically operated roller shutter, a sales/serving area, a storage/preparation area and a W/C.

Accommodation

We calculate the approximate Net Internal Area of the premises to be c. 581 Sq Ft (54 Sq m).

Rates

NAV: £6,500.00

Non Domestic Rate in £ (25/26): 0.587437

Rates Payable: £3,818.00

Please note, this property should be eligible for a 20% reduction in rates payable due to Small Business Rates Relief. We recommend that you contact Land & Property Services to verify these figures (Tel: 0300 200 7801).

Terms

Rent:	£7,500 per annum
Lease:	length of lease by negotiation
Repairs	Tenant Responsible for interior repairs
Insurance	Tenant to repay the landlords insurance premium
Service Charge	Tenant responsible for payment of a service charge
Management Fee:	Tenant to pay agent's management fees calculated at 5% plus VAT of the annual rent payable

VAT

All figures quoted are exclusive of VAT, which may be payable..

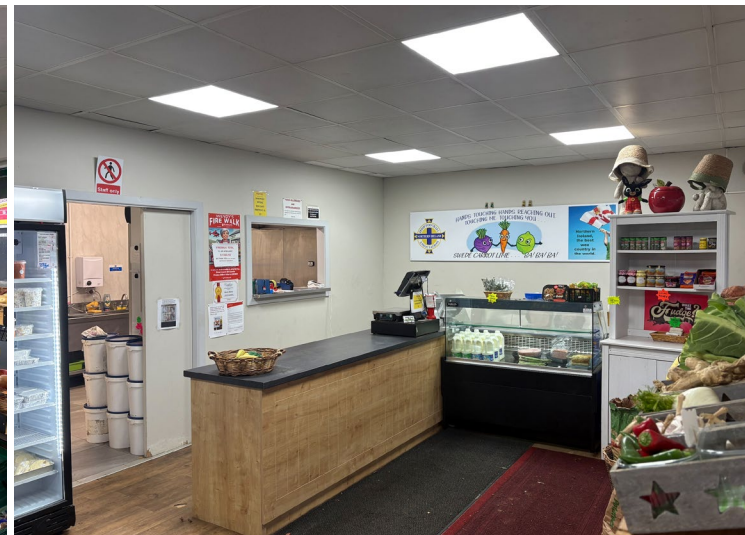
Viewing

Strictly by appointment with the sole letting agents:

Frazer Kidd

028 9023 3111

mail@frazerkidd.co.uk





For further information please contact:

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Disclaimer

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EPC

Energy performance certificate (EPC)	
3, Ridge Street, L1 Belfast, Co. Down BT1 2JH	Rating: D Certificate Number: 9110-8170-9100-6401
Valid until: 31 November 2027	
Property type: 23/46/65 Restaurant and Cafe/Cooking Establishment and Hot Food Takeaways	
Total floor area: 20 square metres	
Energy rating and score	
This property's energy rating is D . Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.	
How this property compares to others	
Properties similar to this one could have ratings:	
If newly built	
If typical of the existing stock	