



To Let Premises Previously Occupied as a Pizzeria

Unit 5, Bridge Street Link, Comber, BT23 5YH

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**FRAZER
KIDD**

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Summary

- Previously operated as a pizza takeaway, but suitable for alternative uses, subject to obtaining any required statutory consents
- The property totals c.640 sq ft.
- Option to purchase the onsite equipment (equipment list available upon request)
- Large public car park nearby
- Neighbouring occupiers include Mauds, Boyle Sports, Floral Creations, etc.

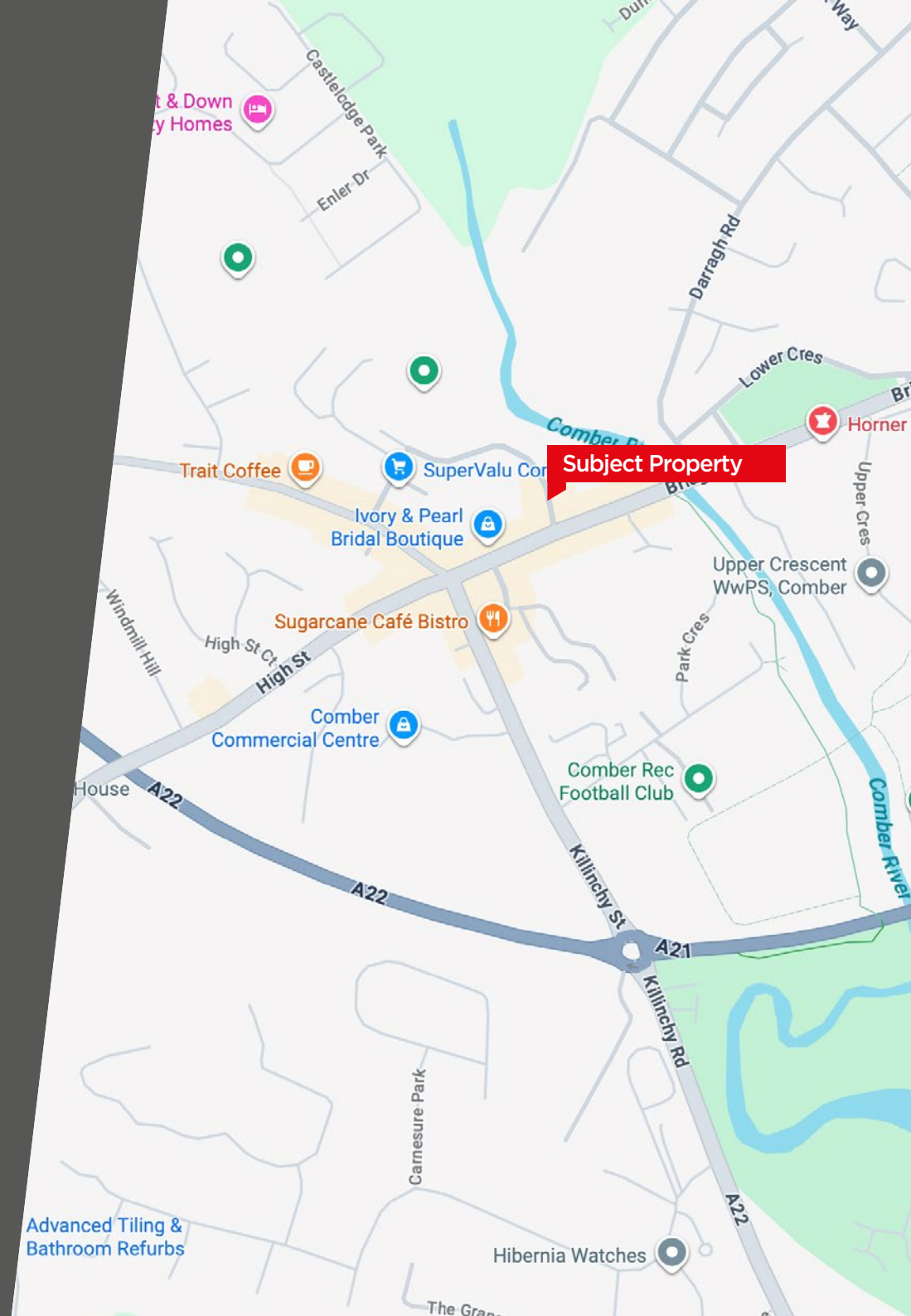
Location

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

Description

This property, formerly a pizza hot food takeaway includes a kitchen area, an extraction system and small cold room.

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



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Accommodation

We calculate the approximate Internal areas to be 640 sq ft

Lease

Length of lease by negotiation.

Rent

Inviting offers in the region of £7,500 per annum.

Rates

NAV: £5,850

Rates Payable (2026/27): £3,565 per annum

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).

Repair

Tenant responsible for interior repairs to include shopfront and roller shutter.

Service Charge

Tenant to be responsible for the payment of a Service Charge in connection with the upkeep, maintenance and decoration of the exterior building of which the subject premises forms part. The tenant is also responsible for repayment of the landlord's building insurance and agent's management fees, where the management fees are 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





FRAZER KIDD

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