



## TO LET

**Modern Restaraunt Unit**  
**10-12 Arbory Street**  
**Castletown**

**Approx: 2,705 sq ft**

**Rent: £15.00 per sq ft excl.**  
**FIXED RENT FOR 3 YEARS**  
**NO SERVICE CHARGE**

## Description

Fantastic opportunity to lease an established restaurant in the centre of Castletown. Mustang Sally's has been operating for a year and a half and in that time has managed to build an excellent reputation. The property comprises of a fully fitted commercial kitchen, dining area, wash up area and WC's. The rent is to include all of the fixtures, fittings and goodwill with a fixed rent for 3 years subject to a lease term of 5 years or longer.

The unit is available at a commencing rent based upon £15 per sq ft exclusive fixed for 3 years. A three month security deposit will be required from term commencement. Guarantors will be required in the case of prospective tenant's being Limited Companies.

Prospective tenants are to pay the demise rates (Isle of Man Government Treasury & Castletown Commissioners) and insurance.

All mains services are connected.

## REFERENCES

Financial and trade references will be required.

## LEGAL COSTS

Each party to be responsible for their own legal costs.

## VIEWING

Strictly by appointment through the sole agents Black Grace Cowley.

These particulars, although believed to be correct, do not form part of an offer or a contract and they are not intended to form any representation of fact. Black Grace Cowley Ltd cannot accept any liability for any errors in the particulars stated, and a prospective purchaser should rely upon his own enquiries and inspection.

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