



## TO LET

**Modern Takeaway Unit**  
**6 Arbory Street**  
**Castletown**

**Width: 18'2" ft**

**Depth: 18' ft**

**Frontage: 17'7 ft**

**Rent: £5,250 pa excl + rates**

**FIXED RENT FOR 3 YEARS**

**NO SERVICE CHARGE**

## DESCRIPTION

Fantastic opportunity to lease this established double fronted takeaway in the centre of Castletown, just off Market Square, for circa £100 per week exclusive. This modern, newly fitted out unit comprises of a commercial kitchen, service counter, waiting area, rear wash area and staff WC. 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 a minimum of 5 years.

## ACCOMMODATION

6 Arbory Street - double fronted retail unit just off Market Square in the historic town of Castletown. The unit benefits from a newly fitted commercial kitchen, service counter, waiting area, suspended ceilings, recessed spotlights, WC, hot water and heating.

## SERVICES

All mains services are connected.

## LEASE TERMS

5 year lease term or longer being sought in order for the fixtures, fittings and goodwill to be included. Fixed rent for 3 years on effective full repairing and insuring terms

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

## SECURITY DEPOSIT

A security deposit equivalent to one quarter's rent will be payable upon signing of the lease returnable upon satisfactory lease expiry.

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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## **DIRECTOR'S GUARANTEE**

A director's guarantee will be required if the lease is taken in the name of a limited company.

## **REFERENCES**

Financial and professional references will be required from prospective tenants and guarantors may be required in the case of limited companies.

## **POSSESSION**

Vacant possession upon completion of all legal formalities.

## **VIEWING**

Further details and viewing arrangements strictly by appointment through the Agents.

