51 Victoria Street, Douglas,
Isle of Man IM1 2LD

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TO LET

Retail Premises

Unit 10
St Paul's Square
Ramsey

Size: Approx 600 sq ft

Price: £7,000 pa exclusive

DESCRIPTION

Open plan unit in the popular and busy St Paul's Square. The unit has a fully glazed shop front, a spacious shop floor area, strip ceiling lights and gas central heating – the floors are finished with a vinyl floor covering.

ACCOMMODATION

Approximately 600 sq ft of floor area.

LEASE TERMS

The building is available to lease on full repairing and insuring terms for a term to be agreed by negotiation at a commencing rent of £7,000 pa. Tenant to pay rates and buildings insurance.

SERVICES

It is understood all mains services are connected to the building.

DIRECTOR'S GUARANTEE

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

SECURITY DEPOSIT

A security deposit equivalent to one quarter's rent is to be paid on term commencement and to be returnable on satisfactory expiry of the lease.

Over/…

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.

Geoffrey P R Black BSc DipArb FRICS Mark N Grace BSc MRICS Tim Groves BA (Hons) MRICS CPEA Andrew K Wallis BSc (Hons) MRICS

Service Charge

Paid half yearly £1,130.00.

Rates Payable:

£1,449.79 pa (incl. Water Rates 2019)

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, **Black Grace Cowley**.