

FOR SALE or TO LET

RETAIL

UNIT 9, ST PAUL'S SQUARE, RAMSEY

LEASEHOLD - £7,000 PA EXCL. FREEHOLD - £75,000 EXCL.



Approx. 600 SQ FT

- Excellent opportunity to either lease or purchase a centrally located unit
- Approx 600 sq ft in the heart of Ramsey town centre
- Accommodation comprising shop front, storage room and kitchenette

LOCATION

Ramsey enjoys excellent broadband width and is the second largest town on the Isle of Man with a population of around 8,000 people. There is a desire from a highly skilled workforce for job opportunities in Ramsey. Recent regeneration projects are giving Ramsey the facelift it richly deserves. Ramsey enjoys an excellent range of amenities including: all major banking services, health services, shops, restaurants, fitness & sports facilities.

ACCOMMODATION

Shop Front

Entering through a large glazed shop front door into a spacious shop floor area. Spot ceiling lights. Floors finished with wood effect floor coverings

Massage Room / Storage Area

A spacious room accessed off the main shop front via a timber door, ceiling spotlights and wood effect flooring throughout, this is studwork and could be removed to create a bigger floor space.

LEASE TERMS

Available to lease on effective full repairing and insuring terms via a service charge for a minimum term of 3 years at a commencing rent of £7,000 pa. Tenant to pay rates and building insurance.

DESCRIPTION

An excellent opportunity to either lease or purchase a centrally located unit of approx. 600 sq ft in the heart of Ramsey Town Centre. Car parking is available at the rear at a cost of £365 pa per space.

Kitchenette

Comprising of floor and wall units with black granite effect work surfaces, single sink with drainer, double doors providing access to the loading area.

WC

Comprising of a WC and wash hand basin.

Floor Area

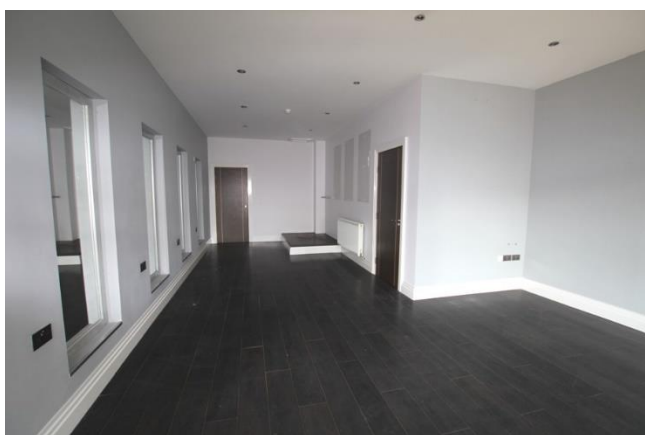
Approximately 600 sq ft of floor area and car parking.

VIEWING

Further details and viewing arrangements strictly by appointment through the Agents, **Black Grace Cowley**.

DEPOSIT

A deposit of 3 month's rent will be required.



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