

FOR SALE

PROPERTY WITH CAFÉ BUSINESS

FULLY EQUIPPED CAFE - £425,000 - Approximately 2,500 sq ft

2-3 Church Walk, St. Paul's Square, Ramsey



- Fabulous opportunity to purchase this double fronted, turn-key 120 cover café/restaurant, fully equipped with a commercial kitchen - and is furnished as an authentic American Diner.
- Sale price to include long leasehold interest in the property.
- Located in one of the busiest commercial complexes in Ramsey with free onsite parking.
- Large outdoor seating area.

Over/...

DESCRIPTION

Located in one of the busiest commercial complexes in Ramsey, a fabulous opportunity to purchase a double fronted, turn-key 120 cover café/restaurant, fully furnished and kitted out as an American Diner. Sale price includes all fixtures and fittings including the commercial kitchen, bar equipment and furniture. There is outdoor seating and free parking in St Paul's Square car park.

LOCATION

The property is situated within St Paul's Square in Ramsey, accessible by turning right adjacent to St Paul's Church into the commercial complex.

ACCOMMODATION

Ground Floor Double Fronted Cafe/Restaurant

- Café/Restaurant to front of property.
- Large Kitchen/prep area
- Counter/Bar area
- Staff/Disabled WC's
- Store Room
- Ladies/Gents WC's

SERVICES

Mains services are installed. 3 phase electrics, gas supply and CCTV system.

TENURE

Long Leasehold with 85 years left. Vacant possession on completion of legal formalities.

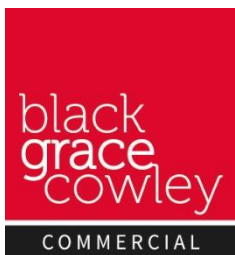
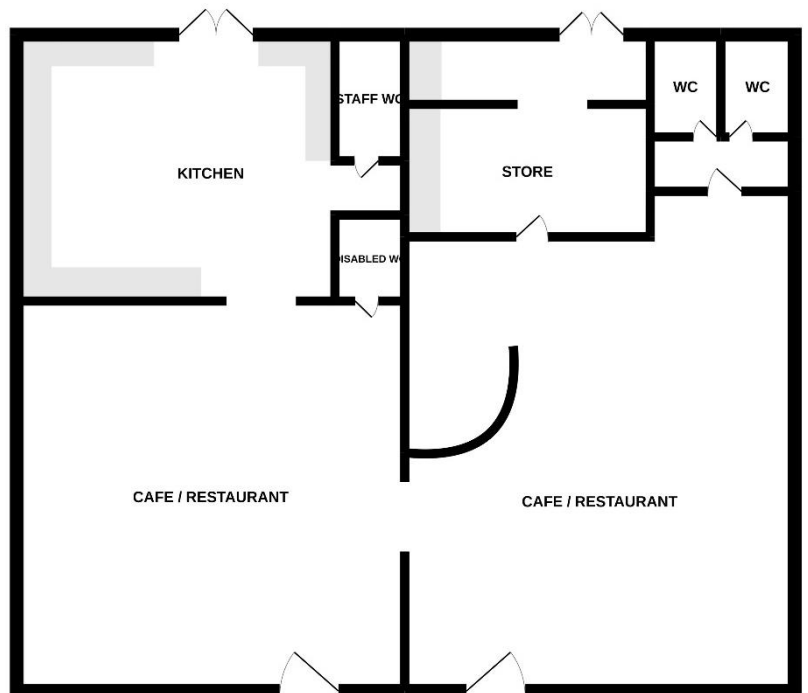
LEGAL FEES

Each party to pay their own legal fees.

VIEWING

Strictly by appointment through **Black Grace Cowley**.





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Details of Black Grace Cowley can be viewed on our website blackgracecowley.com

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