

TO LET

COMMUNITY HALL - Approximately 3,570 sq ft – Rent to be negotiated.

Jurby Parish Hall, Jurby, Isle of Man



- Large open plan premises available to let, rent to be negotiated.
- Suitable for a large variety of uses (some of which may be subject to Change of Use).
- All furniture and kitchen appliances are in situ for tenant's use.
- Ample off road parking and large playing field included within the property.
- Available for immediate occupation.

Over/...

DESCRIPTION

Great opportunity to lease this fabulous community hall in Jurby. A versatile venue for a large variety of uses etc – some of which may require a Change of Use. There is ample off road parking. All furniture and kitchen appliances included.

LOCATION

Travelling along the TT course towards Ramsey, turn left after the Sulby Glen Hotel onto the A14. Continue along this road through Sandygate into Jurby. At the junction, turn right onto the A10 and next right onto the Bretney Road. The property can be found on the right hand side.

ACCOMMODATION

- Entrance Hall
- Main Open Plan Hall
- Separate Ladies/Gents/Disabled Toilets
- Boiler/Oil Room
- Large Kitchen/Utility with large serving hatch and appliances.
- Snooker/Games Room
- Storage Room
- Meeting Room



LEASE TERMS/REPAIRING OBLIGATIONS

New leases are being sought on Internal Repairing and Insuring Terms. Tenant to pay own rates, building insurance and utility bills. Preference will be given to Community Based Organisations.

RENT REVIEWS

Standard three yearly upward only rent reviews.

DIRECTOR'S GUARANTEE/DEPOSIT

A Director's guarantee will be required if the lease is being taken in the name of a Limited Company. A 3 month rental deposit will be payable upon signing of the lease and will be returnable upon satisfactory expiry of the lease.

SERVICES

Mains services are installed. Oil fired central heating.

TENURE

Vacant possession on completion of legal formalities.

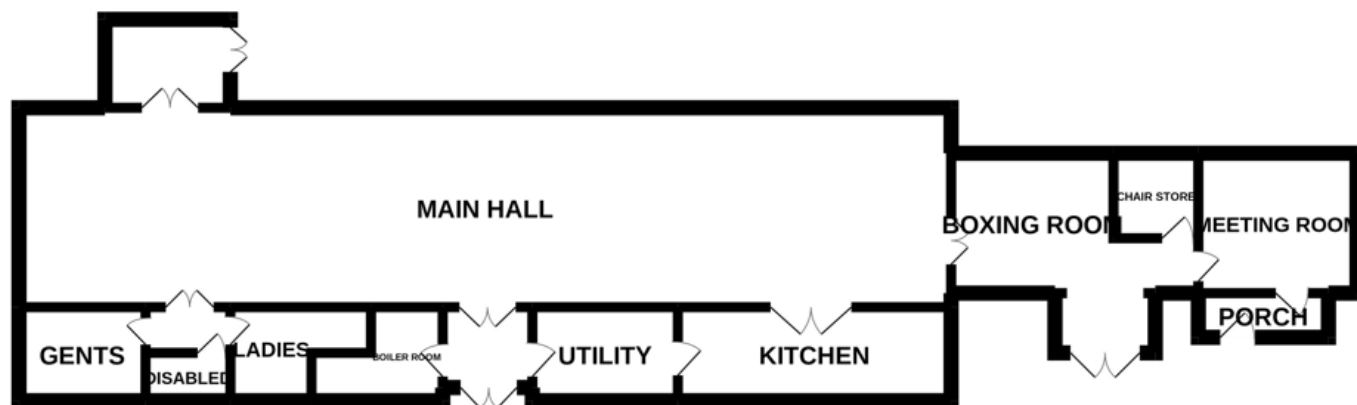
LEGAL FEES

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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