

FOR SALE or TO LET

RETAIL SPACE – Leasehold £4,200 pa excl. Freehold £45,500 - Approx 395 sq ft.

Unit 19, St Paul's Square, Ramsey



- Excellent opportunity to either lease or purchase retail unit.
- Conveniently located on one of the busiest commercial complexes in Ramsey.
- Floor to ceiling windows.
- Car parking is available at the rear at an additional cost of £360 pa + VAT.
- Available for immediate occupation.

Over/...

DESCRIPTION

A unique opportunity to either lease or purchase a unit in this well-located retail premises in St Paul's Square, one of the busiest commercial complexes in Ramsey.

LOCATION

The Unit is situated within St Paul's Square in Ramsey, accessible by turning right adjacent to St Paul's Church into the commercial complex where the shop can be found on the left-hand side.

ACCOMMODATION

Ground Floor Retail Unit – Approx 395 sq ft.

- Shop floor area to front.
- Storage Room/Treatment Room
- Kitchenette and WC to rear.

LEASE TERMS/REPAIRING OBLIGATIONS

A new lease is available on standard FRI terms via a service charge. Tenant to pay rates and insurance.

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.

TENURE

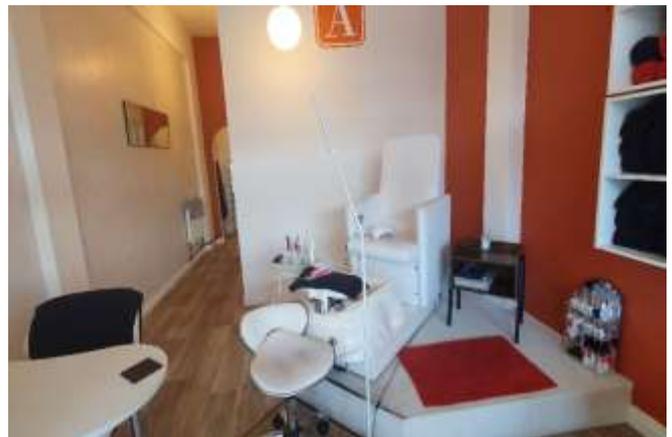
Vacant possession on completion of legal formalities.

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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