

FOR SALE/TO LET



RETAIL SPACE – L'hold £13,500 pa excl. Long L'hold £132,000 NO VAT - Approx 1,200sq ft

Units 11 & 12, St Paul's Square, Ramsey



- Excellent opportunity to either Lease or purchase the Long Leasehold this former banking premises, large double fronted, retail unit.
- Conveniently located on one of the busiest commercial complexes in Ramsey.
- This is a double unit laid out as one. Benefits from floor to ceiling windows.
- Large customer parking directly in front of the unit. This is currently free to use.
- Private car spaces are 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 the Long Leasehold this double fronted retail premises in the popular 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 right-hand side.

ACCOMMODATION

Ground Floor Retail Unit – Approx 1,200 sq ft.

- Open plan retail space
- Kitchen / Staff Room
- WC
- Separate Offices x 2
- Original walk in safe

LEASE TERMS/REPAIRING OBLIGATIONS

Flexible 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

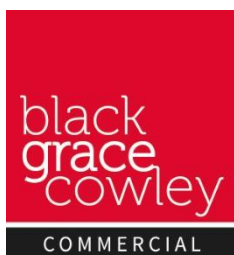
Vacant possession on completion of legal formalities.

LEGAL FEES

Each party to pay their own legal fees.

VIEWING

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



Sharon Gelling
Commercial Department
01624 645550
sharon@blackgracecowley.com
Ben Quayle
Commercial Department
01624 645550
ben@blackgracecowley.com

Black Grace Cowley Limited

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

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