

# FOR SALE/TO LET

RETAIL UNIT - Long L'hold £325,000 excl. / L'hold £1,500 pcm excl. - Approx 2,500 sq ft

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



- Fabulous opportunity to purchase the Long Leasehold or Lease this double fronted unit, formerly café/restaurant.
- Located in one of the busiest commercial complexes in Ramsey.
- Convenient onsite parking in St Paul's Square car park.
- The building is available for purchase on a long leasehold of 84 years.
- Available for immediate occupation.

Over/...

## DESCRIPTION

Located in one of the busiest commercial complexes in Ramsey, a fabulous opportunity to purchase the Leasehold or Lease a double fronted unit. Can easily be made into two units, subject to necessary consents.

## 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

- Former café/restaurant to front of property.
- Large Kitchen/prep area
- Counter/Bar area
- Staff/Disabled WCs
- Store Room
- Ladies/Gents WCs

## LEASE TERMS/REPAIRING OBLIGATIONS

A new lease is available on standard FRI terms via a service charge. Rates and sinking fund in addition.

## 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. 3 phase electrics, gas supply and CCTV system.

## TENURE

Long Leasehold with 84 years left. Vacant possession on completion of legal formalities.

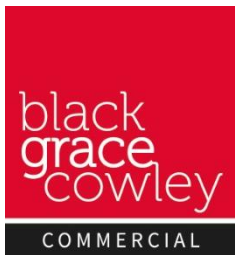
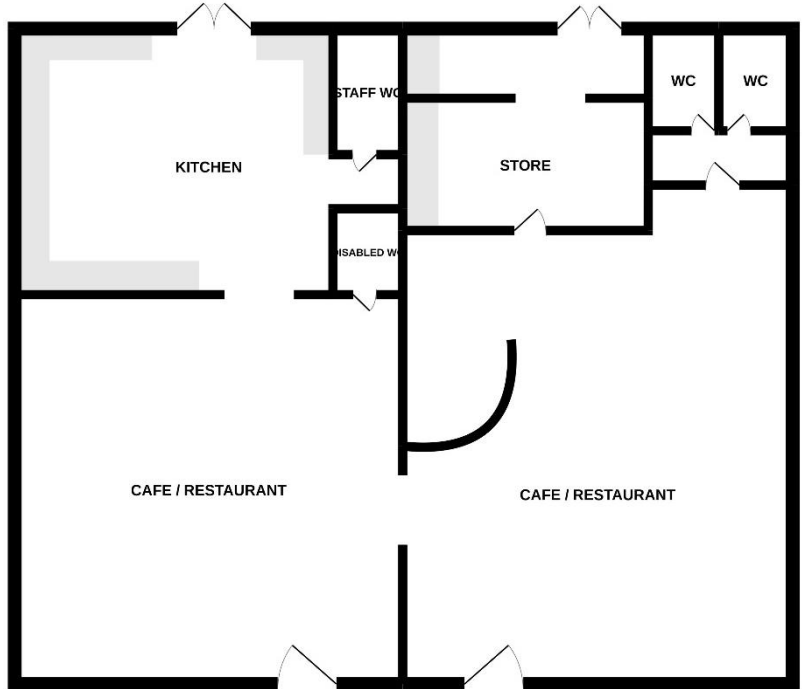
## LEGAL FEES

Each party to pay their own legal fees.

## VIEWING

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





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