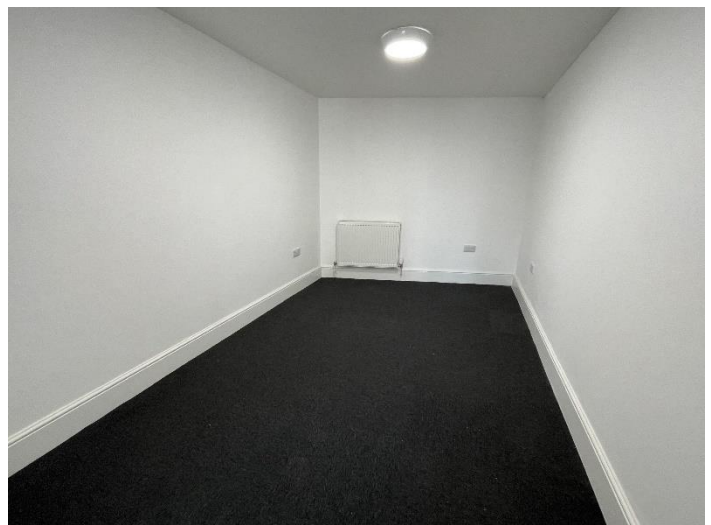
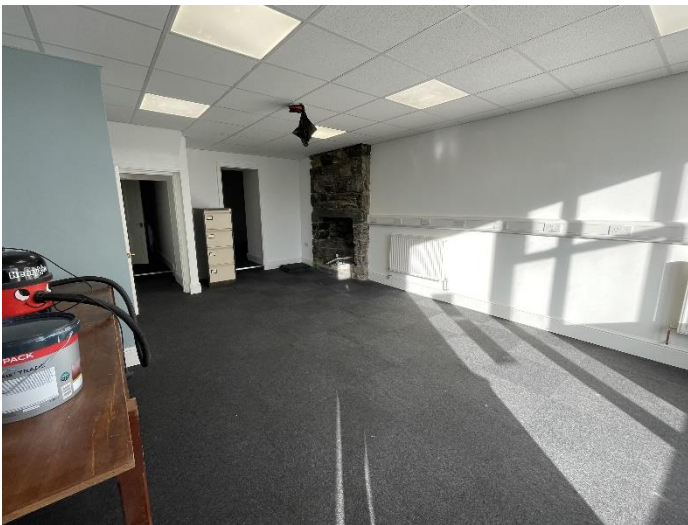


TO LET



OFFICE SPACE – £7,950 pa – NO VAT - Approximately 600 sq ft

The Old Paint Shop, Athol Street, Port St Mary



- Opportunity to lease the fabulous ground floor office space with amazing views over the lower promenade in Port St Mary.
- Kitchen and WC within the demise.
- Rates and Insurance included in the rent – Tenant to pay utility bills.
- Available for immediate occupation on completion of all legal formalities.

Over/...

DESCRIPTION

Great opportunity to lease office space in this terrace property in the heart of Port St Mary with amazing views over the Lower Promenade.

LOCATION

Travelling down Queen's Road towards the seafront take the first turning on the left hand towards the one way system on Athol Street. Continue past The Albert Public House on the left hand side where the property can be found a few doors up.

ACCOMMODATION

Ground Floor – Approximately 600 sq ft

- Open Plan Office
- Meeting Room
- Kitchen and WC

LEASE TERMS/REPAIRING OBLIGATIONS

A new lease is available on standard FRI terms. Rent includes rates and insurance. Tenant to pay utility bills.

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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Black Grace Cowley Limited

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

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