

FOR SALE or TO LET

MOORE'S SMOKEHOUSE

FREEHOLD - £595,000 excl. LEASEHOLD - £40,000 pa excl. – Approximately 6,657 sq ft GIA

Mill Road, Peel, Isle of Man IM5 1TA



- Iconic and world-renowned site of the 'Manx Kipper' is up for Sale or Rent.
- This Traditional Smokehouse has been recently contemporarily decorated which includes a modern covered outdoor raised kitchen area with both covered and uncovered seating, a shop and WC. The main two storey premises comprises of seven smoke houses, three of which are in active use and seasoned with decades of flavour. A wood clad bar area to the ground floor and rear kitchen/food preparation areas. The first-floor houses additional kitchen and store areas.
- The owners are open to alternative uses and renting individual areas.
- Available for immediate occupation on completion of all legal formalities.

DESCRIPTION

Discover the charm and tradition of Moore's Kipper Smokehouse nestled in the heart of Peel. This iconic seafood establishment offers a unique opportunity to own or lease a piece of the Isle of Man's heritage. With its prominent location overlooking Peel harbour, this property is a gem for those looking to venture into the world of gastronomy. The premises feature a traditional fish smoking facility alongside a small shop and external space.

LOCATION

Travelling along Station Road in Peel, heading towards the Quay, continue left onto Mill Road, passing the House of Manannan on your right. Follow Mill Road until you reach the bridge, and on your left, you will discover the premises.

ACCOMMODATION

- Smokehouse Grd Flr 3,027 sq ft GIA
- Smokehouse 1st Flr 3,027 sq ft GIA
- Shop Grd Flr 603 sq ft GIA

BUSINESS/CATERING ASSETS

Assets available by way of separate agreement, including the domain: www.manxkipper.com

LISTED

The property is registered building and has been since 23rd August 1989. The property has been given the grade of 'REGBLD'.

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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