

FOR SALE / TO LET

COMMERCIAL UNITS

Unit 1 – approx 734 sq ft / Unit 2 – approx 712 sq ft

The Neighbourhood Centre, Reayrt Mie, Ballasalla



Units 1 & 2 Elevations

- Brand new build Commercial units on new housing estate in Ballasalla.
- Provided in a 'shell' condition so occupiers can fit-out as required.
- WC facilities can be fitted by Developer (at additional cost).
- Ideally suited to a convenience store – other uses may be considered – please enquire for further information re alternative Uses.
- Private parking spaces + Shared customer parking.

Over/...

LONG LEASEHOLD (999 yrs)
OIRO £159,950 + VAT

LEASEHOLD
£12,000 pa + VAT



COMMERCIAL UNIT 1

Commercial Unit
6.23m x 10.96m
(20'5" x 35'11")

NET INTERNAL AREA:

68 sq.m.
(734 sq.ft.)

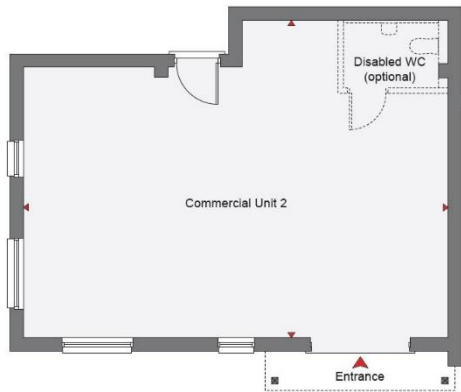


COMMERCIAL UNIT 2

Commercial Unit
7.31m x 9.81m
(24'0" x 32'2") max.

NET INTERNAL AREA:

66 sq.m.
(712 sq.ft.)



LONG LEASEHOLD (999 yrs)

OIRO £152,950 + VAT

LEASEHOLD
£11,500 pa + VAT

LEASE TERMS / REPAIRING OBLIGATIONS

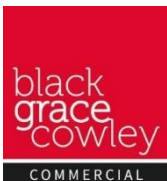
Both Units to be let on standard FRI terms via a service charge. Tenant to pay rates and own utilities.

DIRECTOR'S GUARANTEE / DEPOSIT

A security deposit equivalent to 3 months rent to be paid on term commencement and to be returnable on satisfactory expiry of the lease. A director's guarantee will be required if the lease is taken in the name of a limited company.

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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