

# FOR SALE / TO LET

RETAIL SPACE – L'hold £7,000 pa excl. Long L'hold £69,950 excl. - Approx 600 sq ft

## Unit 7, St Paul's Square, Ramsey



- Excellent opportunity to either lease or purchase the long leasehold interest (84 years remaining) of this retail unit.
- Conveniently located on one of the busiest commercial complexes in Ramsey, St Paul's Square benefits from a large public car park, which is free of charge.
- Floor to ceiling windows.
- Car parking is available at the rear at an additional cost of £360 pa + VAT.

Over/...

## DESCRIPTION

A great opportunity to either purchase the long leasehold interest (84 years remaining), of this retail unit, which is well-located in 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 – Approximately 600 sq ft**

- Open plan Retail Space
- Rear office with kitchenette
- Staff WC

## LEASE TERMS/REPAIRING OBLIGATIONS

A new 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.

## 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

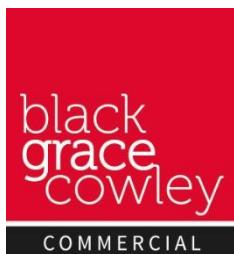
Vacant possession on completion of legal formalities.

## 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](mailto:sharon@blackgracecowley.com)  
**Ben Quayle**  
Commercial Department  
**01624 645550**  
[ben@blackgracecowley.com](mailto:ben@blackgracecowley.com)

### Black Grace Cowley Limited

Details of Black Grace Cowley can be viewed on our website [blackgracecowley.com](http://blackgracecowley.com)

This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by Black Grace Cowley as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions set out herein for the purpose of any particular transaction, and no responsibility or liability, whether in negligence or otherwise, is accepted by Black Grace Cowley or by any of its directors, officers, employees, agents or representatives for any direct, indirect or consequential loss or damage which may result from any such reliance or other use thereof. All rights reserved. No part of this publication may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution.