

TO LET - HISTORIC PROPERTY

1 Market Square, Castletown

£33,000 pa + VAT – Circa 2,000 sq ft



- Fabulous opportunity to rent this prominent, historic Registered Property - 1 Market Square - part of the Ancient Monument of Castle Rushen.
- Prime corner position offering excellent footfall, and overlooking the whole Square.
- Ideally located within easy walking distance of all Castletown's amenities, a few minutes' drive from the airport and only 20 minutes from Douglas town centre.
- Arranged over two floors with an attractive curved/corner front façade providing for a light and airy premises. The ground floor is mainly open plan with two offices and a strong room. The First Floor has meeting rooms, kitchen and WCs.

Over/...

DESCRIPTION

Great opportunity to take a lease of this property which was originally the town's Market Hall. Ideally located, occupying a corner position at the top of Market Square looking across and down - over the whole square. This position offers excellent footfall.

Ground Floor; approx 1,095 sq ft

Mainly open plan, with two meeting rooms and a strong room.

Stairs to;

First Floor; approx 885 sq ft

Three offices, staff kitchen/break out area, two separate WCs

LEASE TERMS

A new lease is being sought on Internal Repairing Terms. Tenant to pay VAT, Rates and Building Insurance in addition.

RENT REVIEWS

Standard three yearly upward only rent reviews.

LOCATION

Travelling into Castletown Square from the harbour, turn right into The Square and the property is located on the right-hand side before the start of Malew Street.

POSSESSION

Vacant possession on completion of legal documentation.

RENT DEPOSIT

A 3 month rent deposit will be required.

SERVICES

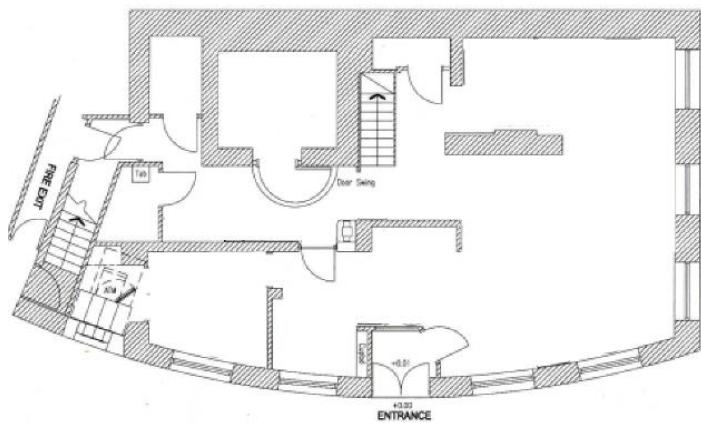
Mains services are installed.

LEGAL FEES

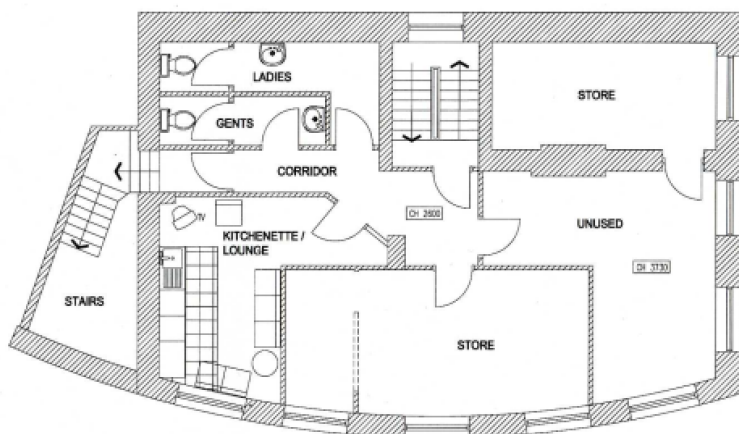
Each party to pay their own legal fees.

VIEWING

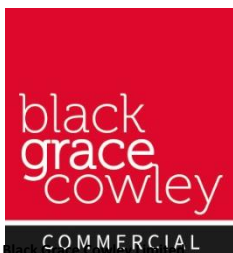
Strictly by appointment through **Black Grace Cowley**.



Ground Floor



1st Floor



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

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