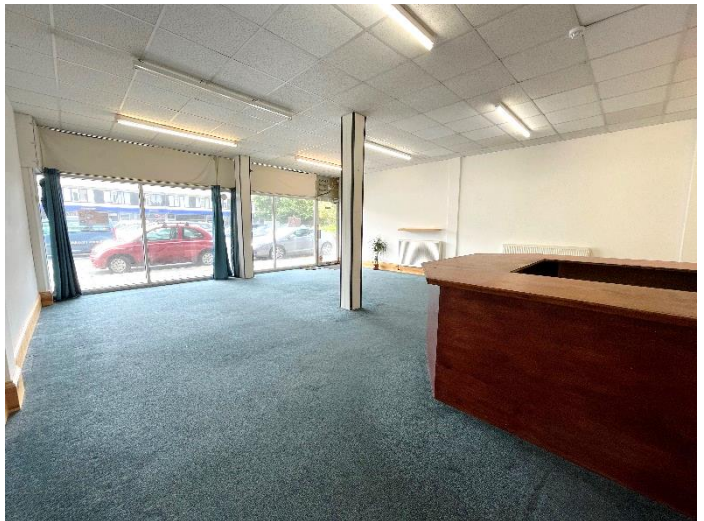


# FOR SALE – LONG LEASEHOLD

DOUBLE RETAIL UNITS – 800 sq ft – OIRO £60,000 (REDUCED)



## UNITS 14 & 15, ST. PAUL'S SQUARE, RAMSEY



- Fabulous Double Retail Unit available to purchase. Open Plan with Kitchenette & WC.
- Centrally located in the heart of Ramsey Town Centre in the popular retail complex of St. Paul's Square – close to all local amenities.
- Large customer car park in the centre of the complex – Free of Charge.
- Unit available for immediate occupation.
- Planning agreed for change of use from retail to office. Ref: **26/00013/C**

## DESCRIPTION

An excellent opportunity to purchase a well located large retail or office premises in St. Paul's Square, one of the busiest commercial complexes in Ramsey. There is a large customer car park in the centre of the complex which is free of charge.

## LOCATION

Turning off Queen's Promenade onto Dale Street, St. Paul's Square can be found behind St. Paul's Church where Units 14 & 15 are located on the left hand side.

## TENURE

The property is available by way of a long leasehold with 80 years remaining.

As part of a multi-tenanted complex, there is a Service Charge applicable.

## ACCOMMODATION

- Main retail floor area – Approx 800 sq ft.
- WC with wash hand basin.

## SERVICES

Mains services are installed.

## POSSESSION

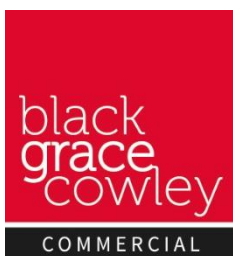
Vacant possession on completion of legal formalities.

## LEGAL FEES

Each party to pay their own legal fees.

## VIEWING

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



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

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