

# TO LET

Showroom/Office - £15,000 pa + VAT Approximately 963 sq ft



## 2a Main Road, Onchan



- Double fronted, fully glass fronted showroom / office space in heart of Onchan Village.
- Highly visible position with parking to the front
- Open plan, versatile space - suitable for a number of Uses (STPP)
- Benefits from double glazing, heating/cooling units, kitchen, WC. There is fibre into the building.
- Car parking for 5 vehicles at rear of property

Over/...

## DESCRIPTION

Fantastic opportunity to let this versatile, split level space in Onchan Village. The space is currently used as a showroom/offices and benefits from parking at the rear for five vehicles, double glazing and heating/cooling units. The unit also has a kitchen area and WC.

## LOCATION

Situated in the heart of bustling Onchan Village in a highly visible position situated close to other businesses and amenities in the area. This property is positioned opposite Corkill's Garage and Karson's Pharmacy.

## ACCOMODATION

### Ground Floor

Showroom / office space – approx. 963 sq ft

### Outside space

Parking for 5 vehicles

## LEASE TERMS/REPAIRING OBLIGATIONS

A new lease is available on Internal repairing terms via a service charge. Landlord to insure the building and recharge Tenant based on their occupied floor area. Tenant to pay own rates and refuse collection.

## 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 returnable upon satisfactory expiry of the lease.

## SERVICES

Mains services and fibre are installed, refuse collection, separately metered heating/cooling units.

## TENURE

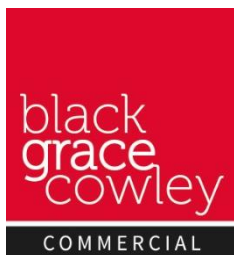
Vacant possession on completion of legal formalities.

## LEGAL FEES

Each party to pay their own legal fees.

## VIEWING

Strictly by appointment through **Black Grace Cowley** by calling **01624 645550**.



**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.