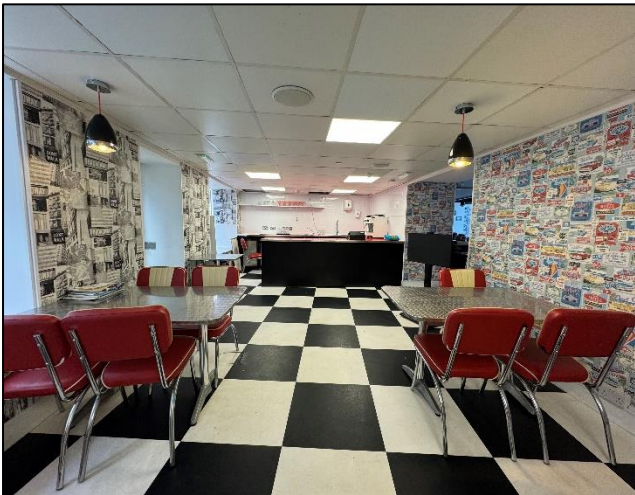


TO LET

Turnkey Café Opportunity - 2,705 sq. ft - £15 sq. ft per annum

Castletown Courtyard, Units 10 – 12 Arbory Street



- Rare Opportunity to Lease a Café Ready for Immediate Occupation.
- All Kitchen Equipment and Furniture Included.
- 60 Apartments in the Castletown Courtyard Complex with Rear Courtyard Access.
- 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.
- Available immediately.

Over/...

DESCRIPTION

Full equipped café and kitchen with rear courtyard area. Male and Female WCs located within the demise.

LEASE TERMS

New lease available directly with the Landlord on full repairing and insuring terms (FRI).

LOCATION

Travelling into Castletown Square from the harbour, turn right into The Square, the property is located along Arbory Street on the right-hand side.

ACCOMMODATION

Ground Floor Café – 251 sq. m / 2,705 sq. ft

SERVICES

All mains services are connected including electricity, gas and water.

RENT DEPOSIT

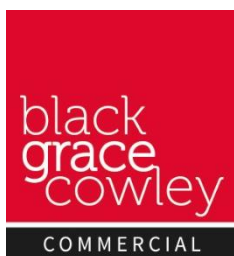
Standard 3 month deposit to be paid prior to lease commencement.

LEGAL FEES

Each party to be responsible for their own legal costs.

VIEWING

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



Sharon Gelling
Commercial Department
01624 645550
sharon@blackgracecowley.com

Ben Quayle
Commercial Director
01624 645550
ben@blackgracecowley.com

Amber Filson
Property Management Administrator
01624 645550
amber@blackgracecowley.com

Black Grace Cowley Limited

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