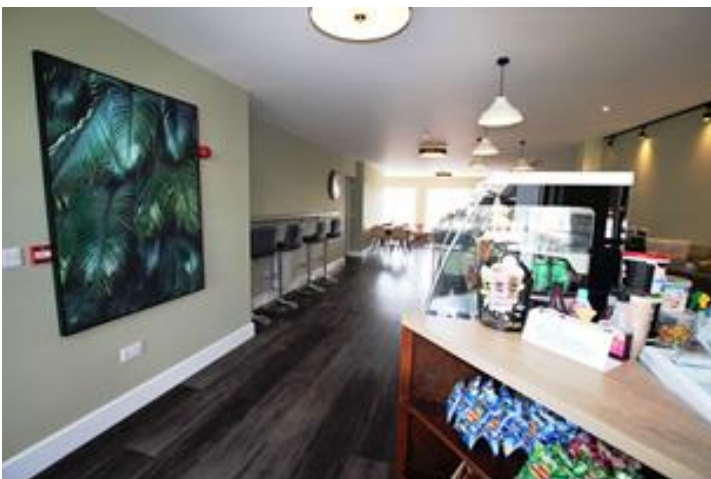


TO LET

COFFEE SHOP / RETAIL – £12,000 pa + VAT - Approx 678 sq ft

Unit 1, 26 Main Road, Onchan



- Recently renovated and fitted out 'ready to go' coffee shop.
- Conveniently situated in the heart of Onchan village on bus route.
- DDA compliant WC.
- Modern internal and external finish.

Over/...

DESCRIPTION

A great opportunity to lease this 'ready to go' coffee shop conveniently located in the heart of Onchan district. The unit – which is DDA Compliant – forms part of a multi-tenanted complex which includes a beauty salon, a high-end restaurant and residential apartments above. There is an opportunity for outside seating. Fixtures and fittings, tables, chairs and some fridge appliances included in the rental.

LOCATION

Travelling into Onchan from Summerhill Road or Governor's Road, continue through the roundabout to the centre of the village where the property can be seen on the right hand side opposite the Manx Arms and immediately before the first set of traffic lights.

ACCOMMODATION

Approx 678 sq ft

- Open plan coffee shop
- DDA Compliant 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.

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

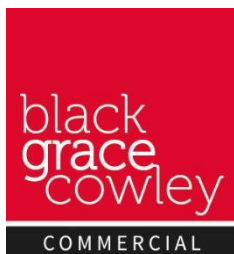
Vacant possession on completion of legal formalities.

LEGAL FEES

Each party to pay their own legal fees.

VIEWING

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



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Ben Quayle
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