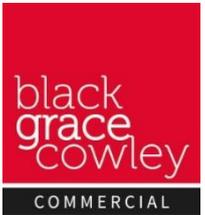


FOR SALE/TO LET



RETAIL SPACE – Long Leasehold £39,500 or £6,000 pa - Approx 395 sq ft. (NO VAT)

Unit 19, St Paul's Square, Ramsey



- Excellent opportunity to purchase retail unit.
- Conveniently located on one of the busiest commercial complexes in Ramsey.
- Floor to ceiling windows.
- Rent includes service charge, heating and building insurance.
- Available immediately.

Over/...

DESCRIPTION

A unique opportunity to rent or purchase a unit on a long leasehold basis in this well-located retail premises in St Paul's Square, one of the busiest commercial complexes in Ramsey. St Pauls Square has the added benefit of central free parking for users.

LOCATION

The Unit is situated within St Paul's Square in Ramsey, accessible by turning right adjacent to St Paul's Church into the commercial complex where the shop can be found on the left-hand side.

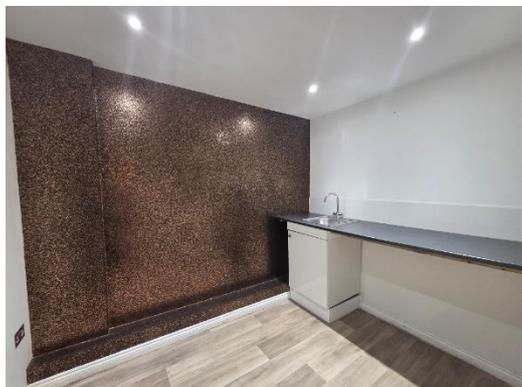
ACCOMMODATION

Ground Floor Retail Unit – Approx 395 sq ft.

- Shop floor area to front.
- Storage Room/Treatment Room
- Kitchenette and WC to rear.

LEASE TERMS/REPAIRING OBLIGATIONS

A new lease is available on flexible terms inclusive of service charge and insurance. Tenant to pay rates.



Sharon Gelling
Commercial Department
01624 645550
sharon@blackgracecowley.com
Ben Quayle
Commercial Department
01624 645550
ben@blackgracecowley.com

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. Hot water is not included in Service charge and is provided via an electric heater under the sink.

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**.



Black Grace Cowley Limited

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

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