

TO LET

RETAIL SPACE – £8,925 pa - Approx 600 sq ft. (NO VAT)

Unit 3, St Paul's Square, Ramsey



- Excellent opportunity to rent a retail unit, ideal for a sandwich shop/food retail/catering.
- Conveniently located on one of the busiest commercial complexes in Ramsey.
- Floor to ceiling windows.
- Rear door to back lane for loading/unloading and deliveries.
- Rent includes service charge and insurance.
- Available immediately.

Over/...

DESCRIPTION

A unique opportunity to rent a unit in this well-located retail premises in St Paul's Square, one of the busiest commercial complexes in Ramsey. The shop is well fitted out as a sandwich shop/food retail or ideal for catering services. 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 600 sq ft.

- Shop floor area to front.

LEASE TERMS/REPAIRING OBLIGATIONS

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

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.**



**black
grace
cowley**

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