

FOR SALE/TO LET



RETAIL SPACE – Long Leasehold £60,000 or £8,500 pa - Approx 600 sq ft. (NO VAT)

Unit 4, St Paul's Square, Ramsey



- Excellent opportunity to purchase or rent retail unit.
- Conveniently located on one of the busiest commercial complexes in Ramsey.
- Floor to ceiling windows.
- Access for loading/unloading and deliveries to the rear of the unit.
- Available immediately.
- Rent includes service charge and insurance.

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 right-hand side.

ACCOMMODATION

Ground Floor Retail Unit – Approx 600 sq ft.

- Shop floor area to front. (170 sq ft)
- Larger space to rear. (313 sq ft)
- Toilet and storage area.

LEASE TERMS/REPAIRING OBLIGATIONS

A new lease is available on flexible terms inclusive of 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

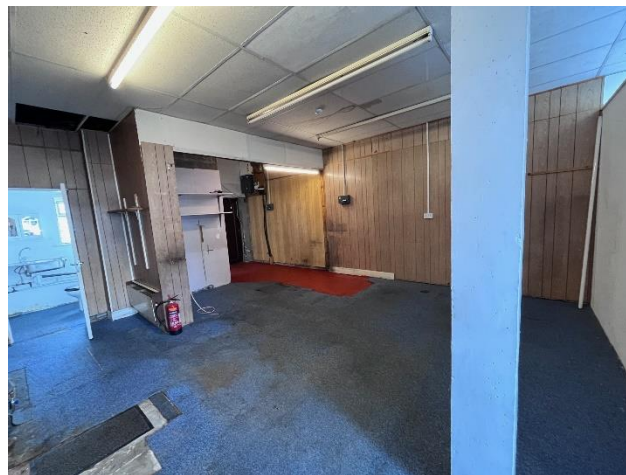
Vacant possession on completion of legal formalities.

LEGAL FEES

Each party to pay their own legal fees.

VIEWING

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



**black
grace
cowley**

COMMERCIAL

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