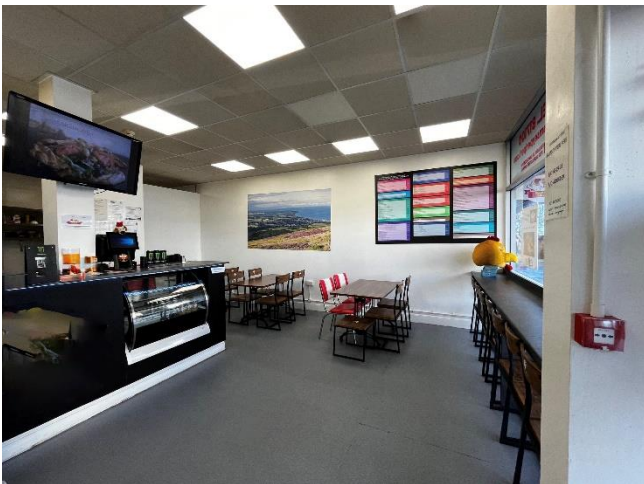


FOR SALE/TO LET

RETAIL SPACE – £75,000 or £8,000 pa - Approx 600 sq ft. (NO VAT)

Unit 10, St Paul's Square, Ramsey



- Excellent opportunity to purchase or rent this retail unit currently used as a food & takeaway outlet - with extraction unit. Other kitchen appliances may be available subject to separate negotiation.
- Conveniently located on one of the busiest commercial complexes in Ramsey. The St Paul's Square units wrap around a large free customer car park.
- Floor to ceiling windows.
- Access for loading/unloading and deliveries to the rear of the unit.
- Available immediately.

Over/...

DESCRIPTION

A great opportunity to rent or purchase (long leasehold) a unit in this well-located retail premises in St Paul's Square, one of the busiest commercial complexes in Ramsey. St Paul's 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
Toilet**

REPAIRING/UPKEEP AND MAINTENANCE

St Paul's Square is subject to a service charge – charged by the management company and is for the communal areas.

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**.

The unit can be changed back to a straight retail

Photos below of how the unit was prior to this change to takeaway



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

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