

# FOR SALE / TO LET COMMERCIAL UNITS

Unit 1 – approx 734 sq ft / Unit 2 – approx 712 sq ft

The Neighbourhood Centre, Reayrt Mie, Ballasalla



Units 1 & 2 Elevations

- Brand new build Commercial units on new housing estate in Ballasalla.
- Provided in a 'shell' condition so occupiers can fit-out as required.
- WC facilities can be fitted by Developer (at additional cost).
- Ideally suited to a convenience store – other uses may be considered – please enquire for further information re alternative Uses.
- Private parking spaces + Shared customer parking.

Over/...

**FREEHOLD - OIRO**

**£159,950 + VAT**

**LEASEHOLD**

**£12,000 pa + VAT**



**COMMERCIAL UNIT 1**

Commercial Unit  
6.23m x 10.96m  
(20'5" x 35'11")

**NET INTERNAL AREA:**

68 sq.m.  
(734 sq.ft.)

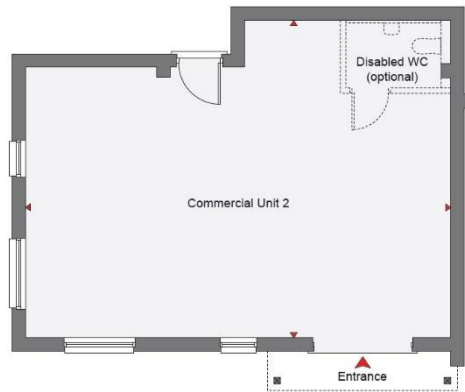


**COMMERCIAL UNIT 2**

Commercial Unit  
7.31m x 9.81m  
(24'0" x 32'2") max.

**NET INTERNAL AREA:**

66 sq.m.  
(712 sq.ft.)



**LEASE TERMS / REPAIRING OBLIGATIONS**

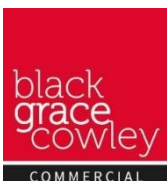
Both Units to be let on standard FRI terms via a service charge. Tenant to pay rates and own utilities.

**DIRECTOR'S GUARANTEE / DEPOSIT**

A security deposit equivalent to 3 months rent to be paid on term commencement and to be returnable on satisfactory expiry of the lease. A director's guarantee will be required if the lease is taken in the name of a limited company.

**VIEWING**

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



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