

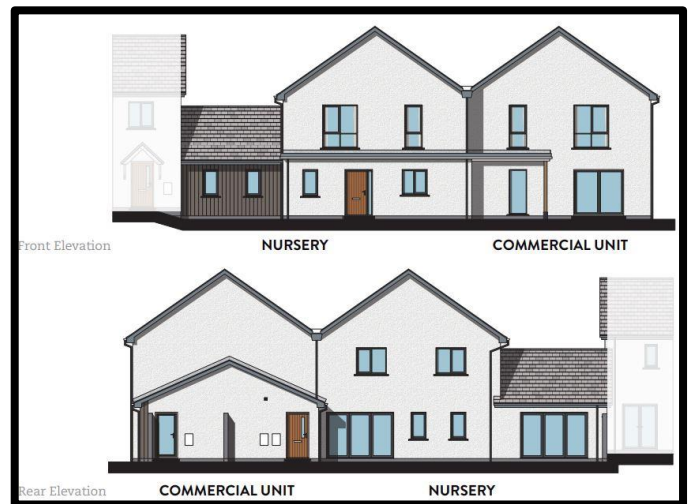
FOR SALE / TO LET

COMMERCIAL UNIT – Approximately 1,042 sq ft (Total)



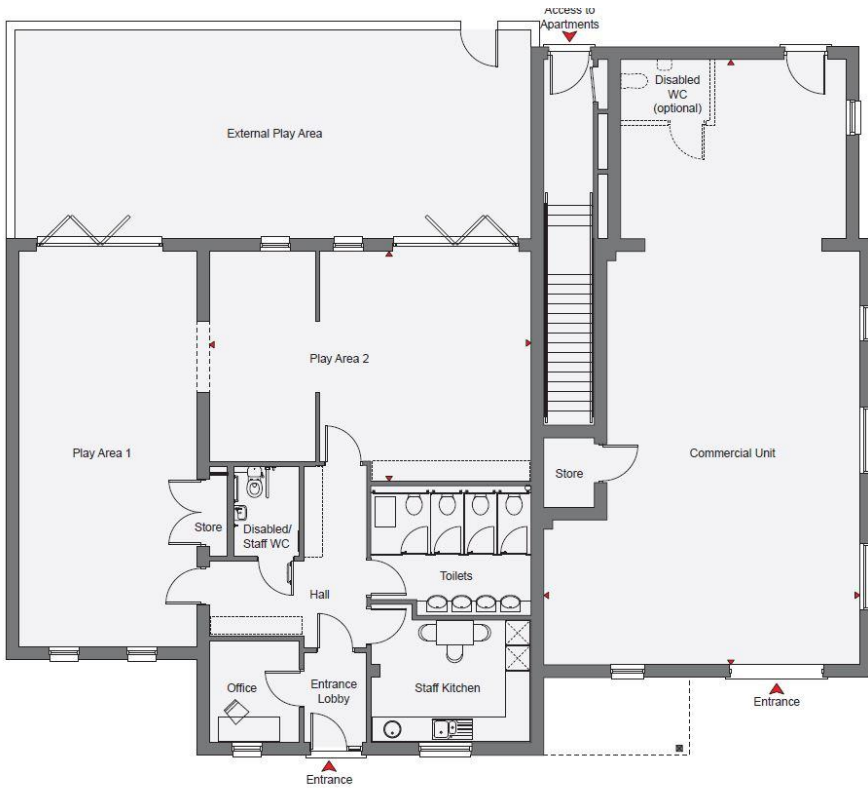
FREEHOLD - OIRO £179,950 + VAT / LEASEHOLD - £13,546 pa + VAT

The Neighbourhood Centre Auldyn Walk, Ramsey



- Brand new build Commercial unit on new housing estate in Ramsey.
- 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.
- Shared parking outside for 10 cars.

Over/



NURSERY

Play Area 1
9.67m x 4.33m
(31'9" x 14'2")

Play Area 2
7.87m x 5.62m
(25'10" x 18'5") max.

Office
2.18m x 2.47m
(7'2" x 8'1")

COMMERCIAL UNIT

Commercial Unit
7.79m x 14.89m
(25'7" x 48'10") max.

NET INTERNAL AREA:

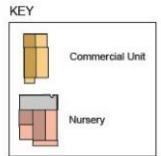
Nursery
117 sq.m.
(1266 sq.ft.)

(NIA for toilets)
17 sq.m.
(189 sq.ft.)

Commercial Unit
97 sq.m.
(1042 sq.ft.)

NURSERY

COMMERCIAL UNIT



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

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

This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by Black Grace Cowley as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions set out herein for the purpose of any particular transaction, and no responsibility or liability, whether in negligence or otherwise, is accepted by Lambert Smith Hampton or by any of its directors, officers, employees, agents or representatives for any direct, indirect or consequential loss or damage which may result from any such reliance or other use thereof. All rights reserved. No part of this publication may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution.