

TO LET

Fully Equipped Hot Food Takeaway – £835 per calendar month exc VAT - Approx 1,000 sq ft

1 Clough Vane, Ballasalla, Isle of Man, IM9 2HD



- Popular Fully Equipped Hot Food Takeaway.
- Located In The Heart of The Whitestone Terrace Housing Estate.
- A Stones Throw from Ballasalla Primary School.
- Shared Rear Delivery Yard.
- Available for immediate occupation.

Over/...

DESCRIPTION

Great opportunity to lease this fully equipped hot food takeaway, in the heart of Whitestone Terrace Housing Estate, within a stones throw from Ballasalla Primary School and The Whitestone Inn.

LOCATION

Travelling along the A5 towards Ronaldsway Airport, Whitestone Terrace is located halfway down on the right hand side. The building has visibility from the road.

ACCOMMODATION

- Fully Equipped Kitchen
- Food Preparation Room
- Refrigerant Room
- Male/Female WC's
- Shared Rear Courtyard

LEASE TERMS/REPAIRING OBLIGATIONS

A new lease is available on standard FRI terms. Tenant to pay rates, insurance and utilities.

RENT REVIEWS

Standard three yearly upward only rent reviews.

DIRECTOR'S GUARANTEE/DEPOSIT

Deposits or a Parent Company / Director's guarantees may be required in the case of Limited Companies.

SERVICES

All mains services are installed i.e gas, electric and water.

TENURE

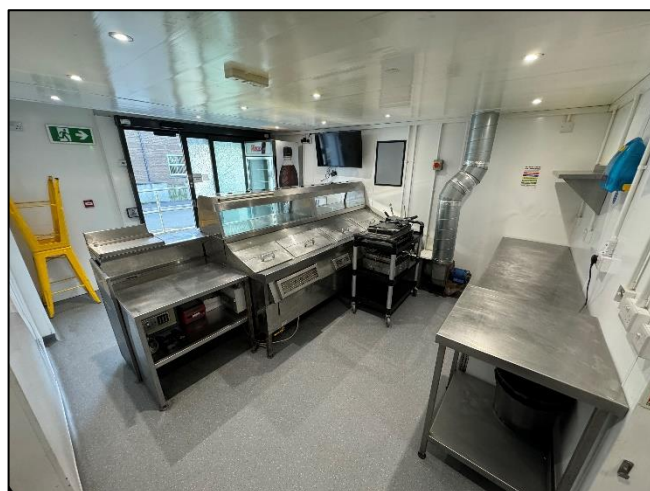
Vacant possession on completion of legal formalities.

LEGAL FEES

Each party to pay their own legal fees.

VIEWING

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



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

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