

TO LET

RETAIL UNIT – £10,000 pa (NO VAT) - Approximately 594 sq ft

31 Parliament Street, Ramsey



- Fabulous opportunity to lease this centrally located unit, in the heart of Ramey Town Centre. Parliament Street is the main retail street in the North of the Island with a huge amount of footfall. The unit is nicely decorated with modern flooring and a modern kitchen.
- Lovely outlook overlooking the bridge on West Quay.
- Open plan front unit with rear storeroom, kitchen and toilet.
- Available for immediate occupation on completion of all legal formalities.

Over/...

LOCATION

Travelling down Parliament Street the property is on the right hand side, around 2/3rd of the way down, just before you get to the lawned area and war memorial.

ACCOMMODATION

Approximately 594 sq ft in total

- Open plan retail unit – 427 sq ft
- Store room/Kitchen – 167 sq ft
- Toilet

LEASE TERMS/REPAIRING OBLIGATIONS

A new lease is available on Internal repairing terms. Tenant to pay a contribution towards the rates and fire alarm maintenance.

RENT REVIEWS

Standard three yearly reviews linked to Manx RPI.

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**.



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

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