

TO LET – Refurbished Units 4 & 5

Retail Unit – £950 pcm each (NO VAT) – Approx 765 sq ft each

Avondale Court Complex, Onchan



- A great opportunity to lease a unit in this popular retail complex in the heart of Onchan Village.
- Open plan unit with WC.
- Central Onchan location, with own private car park.
- In close proximity to public transport links.
- Opposite The Village Walk Shopping Centre and the new Tesco Supermarket.

Over/...

DESCRIPTION

A good opportunity to lease a unit in this retail complex in the heart of Onchan Village with on-site private car park and in close proximity to local transport links. Open plan retail area with WC, kitchen and small storage area.

Other on-site units include beauty salon, dental surgery, physiotherapists and hairdressers.

LOCATION

The site is located immediately opposite the newly refurbished Tesco store and the Village Walk Shopping Centre.

ACCOMMODATION

Units 4 & 5 – Approximately 765 sq ft each

- Open plan retail areas to front of units
- Staff WC
- Kitchen

LEASE TERMS/REPAIRING OBLIGATIONS

A new lease is available on Internal Repairing Terms. Tenant to pay rates in addition.

RENT REVIEWS

Standard three yearly upward only rent reviews.

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 to the site. Gas fired heating system.

TENURE

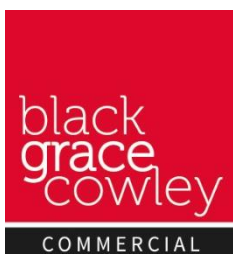
Vacant possession on completion of all legal formalities.

LEGAL FEES

Each party to pay their own legal fees.

VIEWING

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



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