

# 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

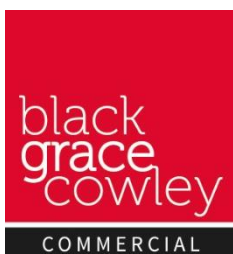
Vacant possession on completion of all legal formalities.

## LEGAL FEES

Each party to pay their own legal fees.

## VIEWING

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



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