

FOR SALE – LONG LEASEHOLD

DOUBLE RETAIL UNITS – 800 sq ft – OIRO £60,000 (REDUCED)



UNITS 14 & 15, ST. PAUL'S SQUARE, RAMSEY



- Fabulous Double Retail Unit available to purchase. Open Plan with Kitchenette & WC.
- Centrally located in the heart of Ramsey Town Centre in the popular retail complex of St. Paul's Square – close to all local amenities.
- Large customer car park in the centre of the complex – Free of Charge.
- Unit available for immediate occupation.
- Planning agreed for change of use from retail to office. Ref: **26/00013/C**

DESCRIPTION

An excellent opportunity to purchase a well located large retail or office premises in St. Paul's Square, one of the busiest commercial complexes in Ramsey. There is a large customer car park in the centre of the complex which is free of charge.

LOCATION

Turning off Queen's Promenade onto Dale Street, St. Paul's Square can be found behind St. Paul's Church where Units 14 & 15 are located on the left hand side.

TENURE

The property is available by way of a long leasehold with 80 years remaining.

As part of a multi-tenanted complex, there is a Service Charge applicable.

ACCOMMODATION

- Main retail floor area – Approx 800 sq ft.
- WC with wash hand basin.

SERVICES

Mains services are installed.

POSSESSION

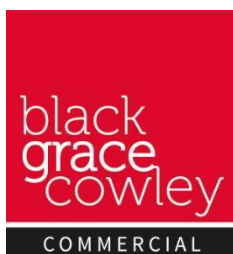
Vacant possession on completion of legal formalities.

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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