



UNIT 22, UNIT 23, UNIT 24 & UNIT 25, ST PAUL'S SQUARE, RAMSEY, IM8 3AW

Approx 2800sq/ft Retail Unit Located in the heart of Ramsey, currently fitted out to a high standard as an Italian Restaurant.

For Sale - £320,000

PROPERTY SUMMARY

Price: £320,000

Type: Investment

Status: For Sale

Area: NORTH,
Ramsey

Bedrooms: 0

Reception Rooms: 0

Bathrooms: 0

FULL DESCRIPTION

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Description

The property currently occupies 4 units of St Paul's Square, consisting of approximately 2800 square feet of retail space, these units could be split to provide individual shops.

The current owners occupy the property and have done for 35 years, for sale is this leasehold property which is the remainder of a 97 year lease .

Accommodation

FRONT OF HOUSE

Entrance Lobby (Approx 8'20" x 4'50")

A bright and spacious, Glazed entrance lobby, central ceiling spotlights, entrance matting with access hatch for services, PVC door entering into:

Cloaks area

A spacious cloak area with service area, terracotta decorative floor tiles, tiled shelving and painted walls.

Bar Area (Approx 20'00" x 9'00")

A good size bar area comprising of a timber and tiled serving surface, single sink with drainer, under counter shelving, Rhino storage fridge, beer fridge, glass ware shelving, tall wine fridge, cash register, red wine storage, spirit storage and dispenser, coffee and tea station and storage, glass washer and hot water dispenser, floors finished with "Altro" anti slip floor coverings.

Dining Area (Approx 30'00" x 35'00")

A well proportioned dining area with 55 covers comprising of seating and oak effect tables, high level ceilings with chandelier lighting, half height boarded walls with picture rail, floors finished with terracotta floor coverings. Fire exit to the rear.

Toilets (Male WC 10'00" x 6'00" , Female WC 10'00" x 6'00")

Entering through a timber door into good size lobby area which also provides access to the electrical cupboard, fully tiled to four sides with non slip "Altro" flooring, to the left hand side are the male toilets comprising of two urinals, single WC, round wash hand basin with soap dispenser, mirror and towel dispenser, floors and walls fully tiled. To the right hand side of the lobby are the female toilets comprising of two WC's with locking single doors, modern round wash hand basin with soap dispenser and towel dispenser, tiled walls and "Altro" anti slip floor coverings.

AT A GLANCE

Type:	Investment
Status:	For Sale
Price:	£320,000
Area:	NORTH, Ramsey

INSIDE

Bedrooms:	0
Reception Rooms:	0
Bathrooms:	0
En-suite:	0
Windows:	Double Glazed
Heating:	Gas Central Heating
Furnished:	Yes

OUTSIDE

Garage:	
Front Garden:	None
Rear Garden:	None

WHO TO CONTACT



Mark Canty MNAEA - 07624 220109

Cowley Groves Ramsey

Landline: 01624 812823

Email: mcanty@cowleygroves.com

BACK OF HOUSE

Kitchen (Approx 29'00" x 11'50")

This well equipped kitchen area comprises of an Automatic dishwasher, "Rational" oven self cooking centre. Deep fat double fryer, "Blue Seal" 6 ring gas hob with oven and grill over and air extraction unit, "Thor" charcoal gas grill, "Foster" freezer, "Foster" fridge, "Polar" fridge, stainless steel work-surfaces and prep areas, industrial ban maree with plate warmer, knife storage and shelving, "Altro" anti slip floor coverings.

Staff WC / Loading Area (Approx 14'00" x 6'00")

Comprising of lockers, WC, basin with mirror over, toilet roll dispenser and towel dispenser, tiled floor coverings, access to the rear loading area.

Managers office (Approx 11'00" x 10'00")

A good size office with single locking door, fully fitted desk and storage units, floors finished with tiled floor coverings.

Store Room (Approx 13'00" x 7'00")

A good size store room with a number of fridge and freezers, pot washing machine with stainless steel sink and work surfaces, shelving and small bread oven and microwave, floors fully tiled.

Boiler Room

Comprising of a newly fitted gas "Worcester" boiler.

Terms

The property is currently occupied by the current owners who pay an annual rent of £24,000.00 per Annum plus the service charge of Approximately £4,000 per Annum, this sum includes ground rent and sinking fund.

The property comes with all fixtures, fittings and equipment.

Trade and Business

The business was operated by one chef/manager for 35 years employing 2 full time staff and part time staff to cover busier periods..

Trading information may be made available to seriously interested parties following formal inspection of the property.

Services

All main services are connected and independent gas services.

Offers

All offers and negotiations through the offices of Cowley Groves & Co. Ltd.

Possession

Vacant possession will be given on completion by arrangement.

Viewing

Strictly by appointment through the Agents, Cowley Groves & Co. Ltd. 9
Parliament Street, Ramsey, IM8 1AS.

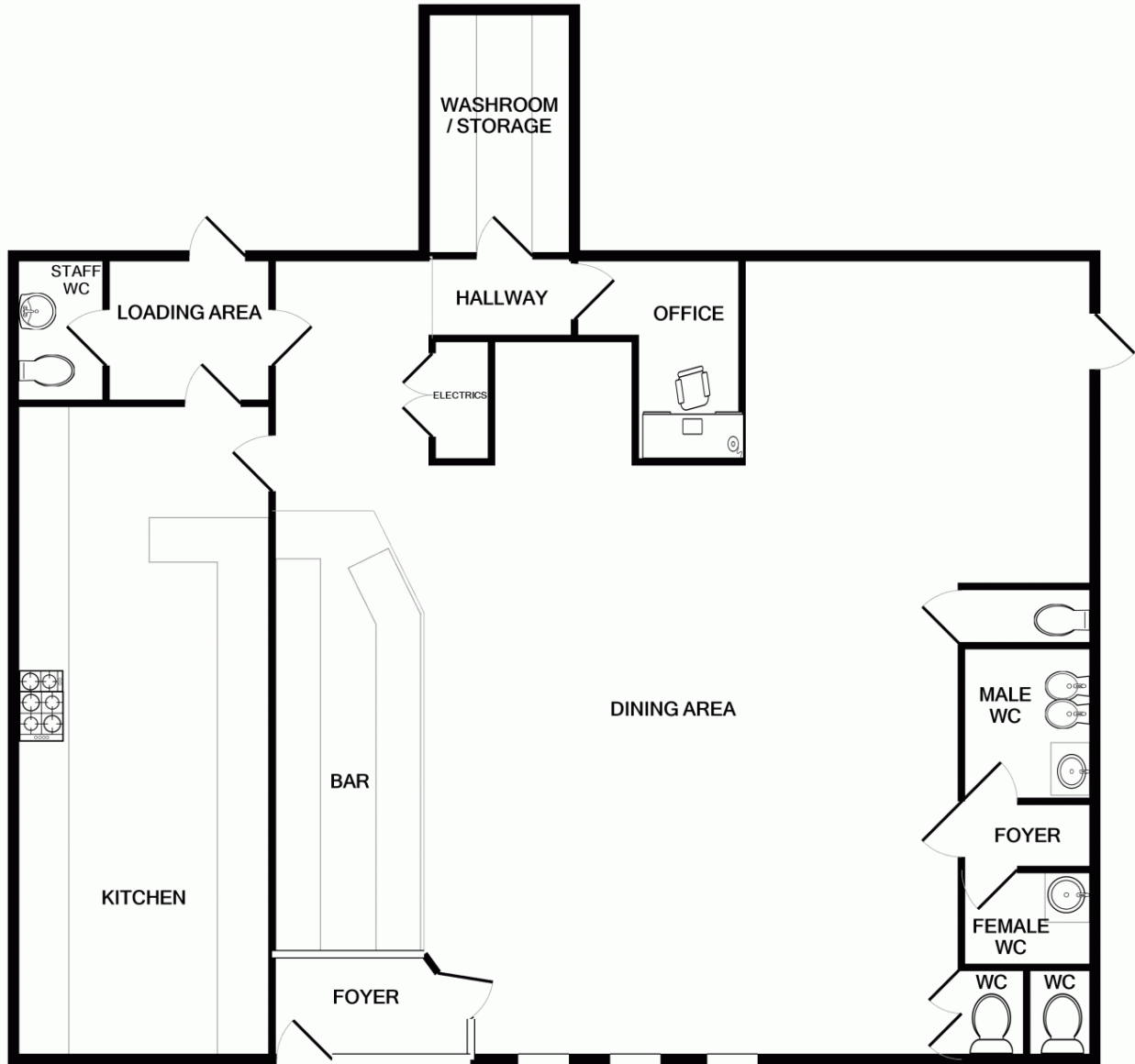
GALLERY

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FLOORPLANS

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TOTAL APPROX. FLOOR AREA 1775 SQ.FT. (164.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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LOCATION

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