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Commercial unit

FOR SALE

Commercial Unit - 1,042 sq ft approx

Auldyn Walk, Ramsey



Brand new commercial unit for sale, conveniently located within the newly built Auldyn Walk housing development in Ramsey.

Ideal for convenience store use and other uses may be considered.

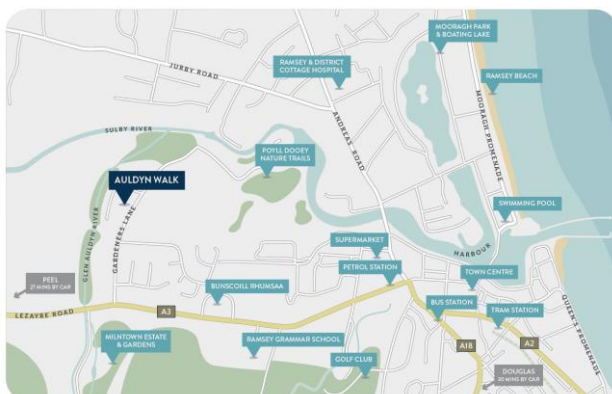
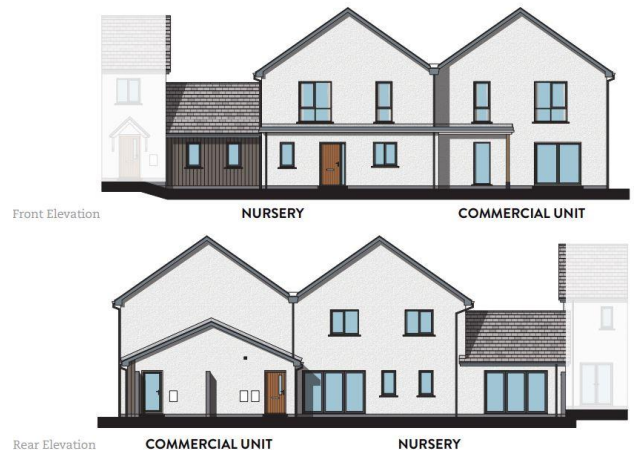
Provided in a shell format ready to receive the purchasers fit out.

Shared parking for 10 cars.

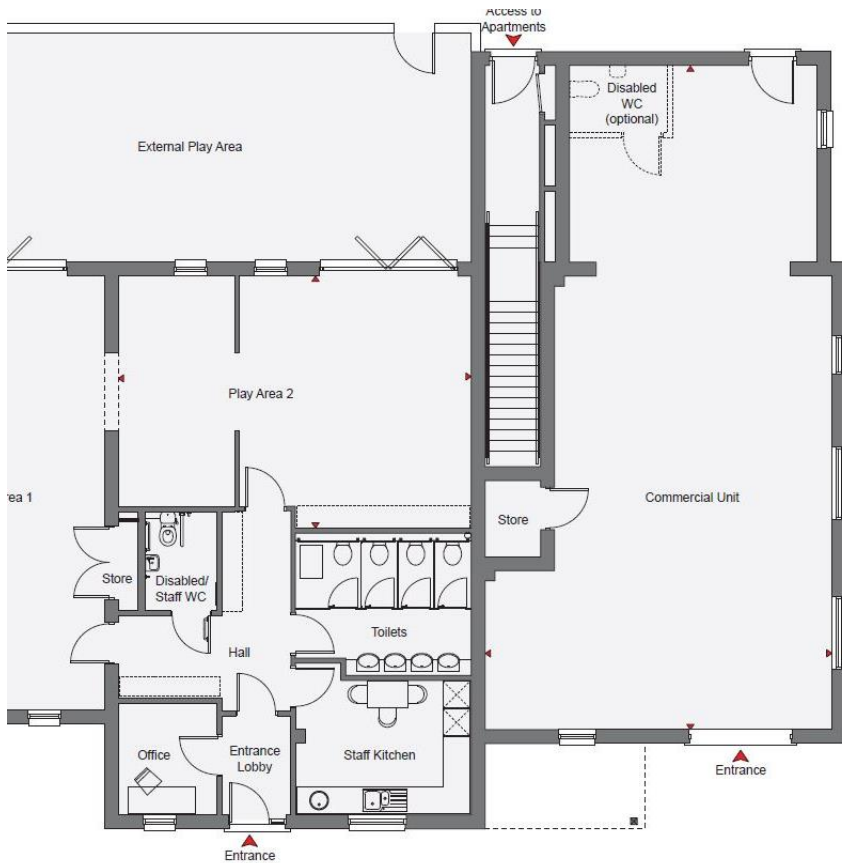
WC facilities can be fitted by the developer at additional cost.

1,042 sq ft £199,950 + VAT

Viewing by appointment through Chapman and Co. Please contact Thomas Chapman to arrange a viewing.



All premises are offered subject to contract and availability. These particulars are issued without responsibility on the part of the vendor or lessor and Chapman & Company Ltd and any of their respective employees or agents and serve only as an introductory guide to the premises. No part of them constitutes a term of contract or representation upon which any reliance can be placed. Any party with an actual or prospective interest in the premises must satisfy themselves as to any matter concerning the premises by inspection, independent advice or otherwise. Neither Chapman & Company Ltd, nor any of their employees or agents have any authority to make or give any representation or warranty as to the premises whether in these particulars or otherwise. Unless otherwise stated all prices and rates are quoted exclusive of value added tax (VAT). Any intending purchaser or lessee must satisfy themselves as to the incidence of VAT concerning any transaction.



NURSERY

COMMERCIAL UNIT

NURSERY

Play Area 1
9.67m x 4.33m
(31'9" x 14'2")

Play Area 2
7.87m x 5.62m
(25'10" x 18'5") max.

Office
2.18m x 2.47m
(7'2" x 8'1")

COMMERCIAL UNIT

Commercial Unit
7.79m x 14
(25'7" x 45'8")

NET INTERNAL AREA:

- Nursery**
117 sq.m.
(1266 sq.ft.)
- (NIA for toilets)**
17 sq.m.
(189 sq.ft.)
- Commercial Unit**
97 sq.m.
(1042 sq.ft.)

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