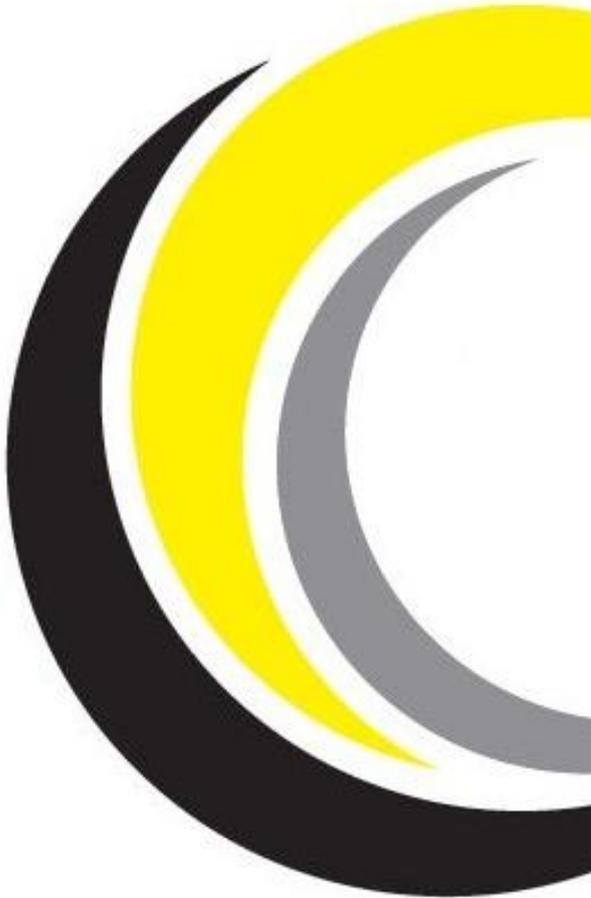


**Retail  
Development  
Industrial  
Investment  
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# FOR SALE INVESTMENT OPPORTUNITY

Unit 22-25, St Pauls Square, Ramsey,  
Isle of Man, IM8 1LH  
Asking price: £275,000



- Well positioned ground floor restaurant
- Leasehold expiring in 2107
- Area: 1979 sq ft
- Investment opportunity
- Tenanted on a 5 year lease achieving £31,200 per annum

## Description

Take advantage of this enticing investment opportunity to acquire a prime ground floor restaurant, already tenanted and boasting a commanding presence on St Pauls Square in Ramsey.

This property boasts a generous footprint of 1979 sq ft, encompassing four individual units. The restaurant area accommodates around 46 diners within elegantly designed dining areas, featuring a well equipped bar, customer and staff amenities, an office, storage facilities, and a spacious, fully outfitted kitchen. Parking is conveniently located in the adjacent St Pauls Square car park.

[www.chrystals.co.im](http://www.chrystals.co.im)

This sale presents a leasehold opportunity with a tenure extending until November 2107. The current tenant, having signed a 5 year lease in 2024, yields an annual income of £31,200, inclusive of rent, rates, and service charges, equating to an impressive 11.34% gross yield.

## Location

Travelling from Parliament Square continue along Parliament Street until reaching the Courthouse building and take your next left turn onto Market Hill. Turn right at the mini-roundabout. Turn right again arriving into St Pauls Square. Units 22-25 can be found on the left side.

## Accommodation

Four ground floor units combined extending 1979 sq ft comprising of a 46 cover restaurant area, bar with additional seating, fully equipped kitchen, office, stock rooms, customer and staff WC's.

## Lease Terms

Tenanted to The Square Restaurant in 2024 on a 5 year lease achieving £31,200 per annum inclusive of rent, rates, and service charges.

## Services

All mains services are connected.

## Possession

On completion of all legal formalities.

## Legal Costs

Each party to pay their own legal costs.

## Viewing

Strictly by prior appointment through the Agents, Chrystals Commercial.



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