



22-25 ST. PAULS SQUARE RAMSEY, IM8 1LH

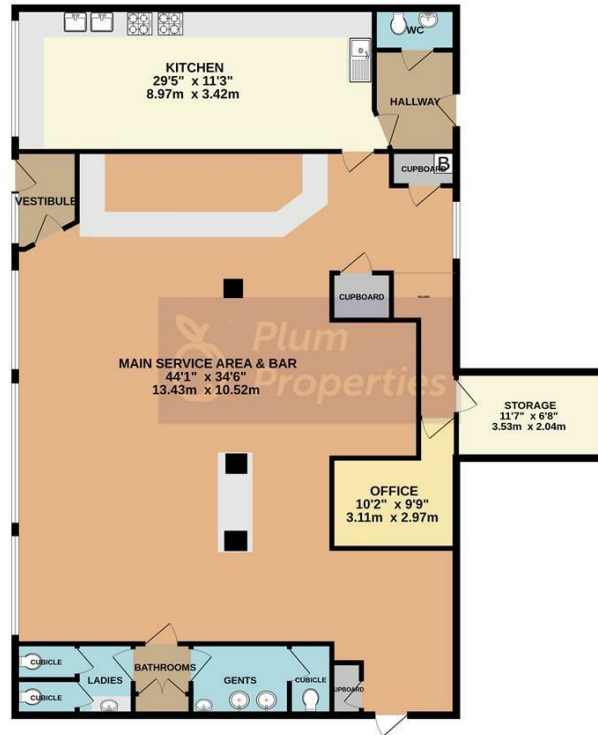
£275,000
LEASEHOLD

Versatile, well positioned commercial property set within a busy retail shopping area, extending to 1979 square feet (approx), currently furnished as a restaurant. The property is a collective of 4 single units comprising a fully equipped commercial kitchen (with fixtures and fittings included), a large seated service area and bar, a private WC and customer toilets. Ample public parking is available immediately out front. This property is likely to suit a variety of business opportunities. The vendor's preference is for a sale with vacant possession, however, enquiries to buy or rent are welcome with viewings strictly by appointment with the agent.

 **Plum
Properties**

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GROUND FLOOR
1979 sq.ft. (183.9 sq.m.) approx.



TOTAL FLOOR AREA: 1979 sq.ft. (183.9 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements