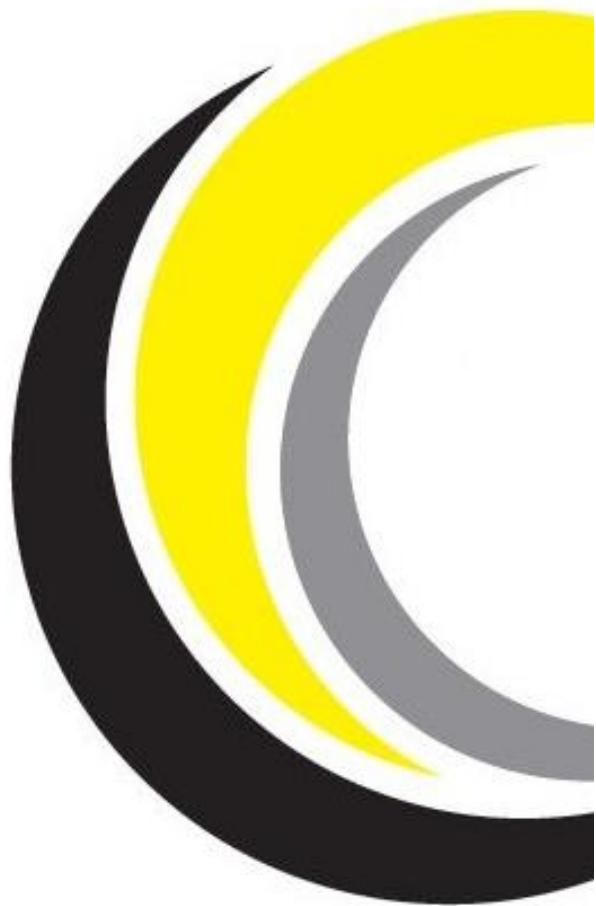


Retail
Development
Industrial
Investment
Office



31 Victoria Street, Douglas
Isle of Man, IM2 1SE

Phone: 01624 625100
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**TO LET
TURNKEY CAFÉ**

41 Michael Street, Peel
Isle of Man, IM5 1HD
Annual rental of £10,200



- Prime corner position in Peel
- Turnkey operation
- Indoor and outdoor seating
- Close to the beach and public car parks

Description

Located in a prominent corner position on Peel's high street, this fully equipped café offers an excellent opportunity for a new start-up or an expanding business looking to establish a strong presence. Just a short walk from the beach and conveniently close to public car parks, the location benefits from steady local trade and seasonal visitors, providing a great foundation for building a loyal customer base.

Inside, the café provides seating for 24 customers. There is also the potential for an additional 16 seats outside; however, use of the external area is subject to a separate request and approval from the Town Hall. Initial conversations suggest this is unlikely to be an issue, but formal permission would still be required from the successful tenant.

The well-appointed kitchen comes fully equipped with fridges, a cooker, fryers, hot plates, preparation tables, a dishwasher, warmers, and everything needed to begin trading from day one. Separate ladies' and gents' toilets add to the convenience for customers.

With a total area of 494 sq ft, this is a fantastic opportunity to secure a ready to trade café in one of Peel's most desirable locations.



Location

Drive in to Peel on the A1 Douglas to Peel Road. Turn right on to Albany Road, then left on to Derby Road. Go straight ahead at the next crossroads where the property can be found on the right hand side.



Services

The property is connected to all mains services.



Possession

Vacant on possession upon completion of all legal formalities.

Viewing

Strictly by prior appointment through the Agents, Chrystals Commercial.

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