

Commercial Dept.
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DeanWood
Management
Limited

Ref: 1718



**TO LET - COMMERCIAL
No 31 MALEW STREET
CASTLETOWN
IM9 1AD**

- **RARE MIX OF RESTAURANT & LIVING ACCOMMODATION**
- **IN THE HEART OF CASTLETOWN**
- **RECENT INTERNAL REFURBISHMENT**
- **PART FITTED KITCHEN WITH ANCILLARY AREAS**
- **IMMEDIATELY AVAILABLE**

RENTAL: £18,000pa - PLUS RATES & BUILDING INSURANCE

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Directions

This property is located a short distance from Castletown Square either walking from the Square into Malew Street or by taking vehicular transport through the road system the property can be found at the near end of the street identified by our TO LET board.

Description

The property has the benefit of a business opportunity in that it has a part fitted out for a restaurant operation with the added benefit of living accommodation above which is only permitted for the use by the Tenants. The accommodation comprises on the **Ground Floor** of a Restaurant & Bar Area 26'10" x 13' x 02" (355.40 sq. ft approx.) Kitchen /Preparation and Ancillary Areas 35'05" x 21'10" (777.42 sq. ft. approx.) Storage area with Staircase leading to a large loft area.

Ladies and Gents Toilet Facilities. **Private Dining Area** 11'08" x 10'10" (127.49 sq. ft. approx.)

Corridor leading to **First Floor** landing and Living Accommodation Sitting Room 15'07" x 14'02" (221.36 sq. ft. approx.) Bathroom Room with Shower Wash Hand Basin WC Extractor Fan, Bedroom 1 14'06" x 7'07" (111.64 sq. ft. approx.) Staircase leading to attic style bedroom with beams 15'01" x 14'02" (221.36 sq. ft. approx.)

Tenure

Preferred lease 5 yrs. or more the Landlord welcomes discussion.

Lease Terms

The annual rent is £18,000pa plus rates and building insurance. A deposit equivalent to one quarters rent of £4,500 will be required rent is payable in advance. Internal repair and decoration the Tenants responsibility. An inventory will be supplied in due course of the Landlords

Fixtures and Fittings. This is a restaurant with living accommodation the living accommodation **can only be used by the proprietors** of the business underneath and as such, the commercial kitchen to be used as their kitchen

Rates & Services Charges

To be confirmed by the Landlord. **Services**

All mains services are connected, gas central heating, water and electricity.

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