



A.E REAL ESTATE

MANAGING ALL YOUR PROPERTY NEEDS



Town Centre

£3,000 pcm

AEC25004 |

PROPERTY FEATURES

Service charges: 174.66 Per Month

Rates: 604.33 Per Month

Category 2: No

Hepps: No

3 Year Residency: No

PROPERTY DESCRIPTION

Prime central retail unit located in the heart of town, just off The Piazza. Extending to approximately 64 sq m, this property would suit a face-to-face office or retail use. The unit benefits from excellent footfall, positioned at the entrance to Irish Town and just a short distance from Main Street, ensuring strong visibility and accessibility. The unit would be suitable for a retail business or public facing office (ie insurance broker). It might also be suitable for a coffee shop (ie cold kitchen) but not for a hot kitchen. Broad terms are: Lease term: minimum 12 years. Rent review on third anniversary. Break clause after 6 years. Deposit – equivalent of 4 months. Rent and services charges payable quarterly in advance. Please contact us for a viewing or further information on 56021966 or email us at info@aerealestate.gi

3 Cornwall's Parade

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