



DREVER & HEDDLE

property department



COMMERCIAL PREMISES, MAIN STREET CASTLETOWN KW14 8TP

**PRICE: IN THE REGION OF £45,000
OR LEASE £100 PER WEEK**

GENERAL

Commercial premises located in a convenient location in the centre of Castletown.

Previously used as commercial garage premises this property could be utilised for a number of uses.

Secure and located in a quiet safe area the property extends to approximately 22'02" x 40'06".

With internal office and toilet the property is insulated with blown fibre into the ceiling void and well insulated under floor.

Electric throughout with numerous power points throughout.

Access by car is from Main Street Castletown or from the Harbour Road.

ACCOMMODATION

Workshop Area:

40'06" x 22'02" max

Large area with 6 windows and several power points throughout building. Door to office, door to storage cupboard.

Office:

7'11" x 6'09"

Telephone point, window to side overlooking workshop area. Carpet.

Cloak cupboard:

4'08" x 3'05"

Window to front. Electrics on wall. Door to WC.

WC:

4'03" x 5'01"

WC, Wash hand basin with electric water heater above. Window.

RATEABLE VALUE

Rateable value of £1100.00 rising to £1200.00 from April 2010.

SERVICES

Mains services, telephone.

FITTINGS AND FIXTURES

Carpets and floor coverings are included in the sale price.

VIEWING

For an appointment to view telephone the subscribers on (01847) 894379.

PRICE

Offers in the region of £45,000 are invited for purchase or £100 per week to lease.

NOTES

These particulars have been prepared following an inspection of the property on 11th March 2010 and from information furnished by the sellers on that date. Whilst every care has been taken in the preparation of these particulars they are not guaranteed or warranted in any way, nor will they give rise to an action in law. In particular it should be noted that all measurements are approximate only. Prospective purchasers are recommended to view the subjects personally. Interested parties should note their interest with the Selling Agents. However, the Seller retains the right to accept an Offer at any time without setting a Closing Date.

