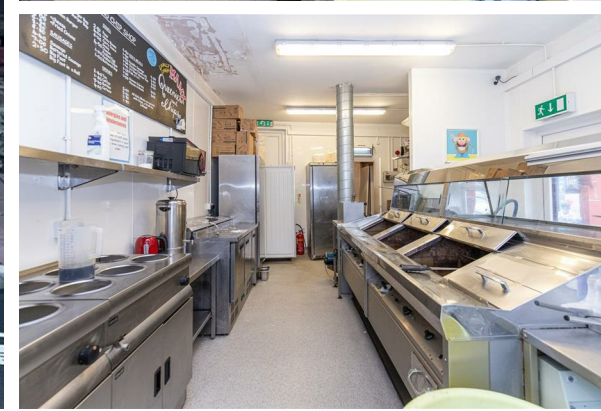




FOR SALE



Quayside Takeaway East Quay, Peel, Isle Of Man, IM5 1AR

£1,006 Per Month

2 Patrick Street, Peel, Isle of Man, IM5 1AZ

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THE PROPERTY

We are delighted to present a unique leasing opportunity for a well-known takeaway premises located on the picturesque harbour side in Peel, Isle of Man. This prime location benefits from regular footfall and robust weekend trade, making it an ideal spot for a thriving takeaway business.

Rent: £1,006 per calendar month.

Lease Length: 21 years, with 6 years already elapsed. A break clause is available at year 10.

Rent Review: Rent increases by 6% every 3 years.

Rates: Tenant to pay rates, circa £250 (to be confirmed).

Key Features

Prime Location: Situated directly on the harbour in Peel, this property enjoys a scenic view and a steady stream of locals and tourists alike.

High Foot Traffic: Thanks to its position near the beach, castle, and harbour, the premises benefit from regular footfall, especially on weekends.

Convenient Parking: Ample parking is available close by along the harbour, adding to the convenience for both operators and customers.

Outdoor Seating Area: The property boasts an outside seating area, perfect for customers to enjoy their meals with a view.

Spacious Interior: Inside, the premises offer a generous amount of kitchen and prep space, a WC, and rear access to a storeroom.

Ready for Business: Fitted with catering-grade wall and floor finishes, a large extraction unit, and both electric and gas supply, the property is ready to welcome new equipment and operations without delay.

Peel Appeal: With a population of circa 6,000, Peel is a popular tourist destination and weekend visit spot due to its proximity to the beach, castle, and harbour.

This presents a super opportunity for entrepreneurs and business owners looking to establish or expand their presence in a bustling and picturesque location. The property's existing setup allows for a quick and efficient start-up, supported by the potential for high customer traffic due to its enviable location.



- Prime harbour-side location in Peel with picturesque views.
- Convenient nearby parking along the harbour enhances customer accessibility.
- Spacious interior with ample kitchen and prep space, including WC and storeroom access.
- Attractive lease terms with a 21-year lease, including a break clause at year 10.
- High foot traffic area, especially popular with tourists and weekend visitors.
- Outdoor seating area available for customers to enjoy the scenic surroundings.
- Premises fitted with catering-grade finishes, large extraction unit, and utilities ready.
- Competitive rent with a strategic rent increase plan, ensuring long-term affordability.

