

COMM531  
Available

TOWN

**£3,700 pcm**



FEATURES



Introducing a rare leasing opportunity for a prime unit in the heart of Casemates Square. Situated at the most popular point in the area, previously home to the iconic Salsafuego nightclub. This is an excellent opportunity to secure a versatile, well-equipped, and strategically located unit in a soon-to-be revitalized area. Don't miss out on positioning your business at a prime location poised for increased foot traffic and visibility. Key Highlights: Strategic Location: Casemates Square is set to undergo significant renovations in the coming months, alongside the Landport project. Additionally, a major tourist attraction will soon open at the North Defences, connecting directly through Casemates just outside the unit. Unit Features: Size: 173 m<sup>2</sup> Lease: 21-year lease concurrence from the government Licenses: Leisure license included Fully Equipped: The unit comes fully fitted with toilets, air conditioning, fire safety, alarm system, and all necessary licenses. It is ready for use as a hair salon, and its open plan makes it adaptable for any use you envision. A kitchen extractor ducts is also installed. Additional Spaces: The unit includes 2 stores in Casemates Square, with all fixtures and fittings included. Financials: Key Money for full 173m<sup>2</sup>: £250,000, which covers the lease and all fixtures and fittings included. Or Multi business operations (Flexible Options) For...

<b>Interior Size:</b>	173m <sup>2</sup>	<b>Rates:</b>	£200 Per Month
<b>Exterior Size:</b>	N/A	<b>Service Charges:</b>	TBC
<b>Plot Area:</b>	N/A	<b>Price per sqm:</b>	£0
<b>Furnishing:</b>	Unfurnished		