



TO LET

Retail Showroom and Storage Premises

Removal House
Finch Road
Douglas

Approx: 5,750 sq ft

Rent: £25,000 per annum
payable quarterly in advance by
bankers order.

DESCRIPTION

An opportunity to lease extensive retail showroom and storage premises. Removal House is centrally located close to Douglas town centre and the finance sector. The premises have recently been used as a showroom.

LOCATION

The premises are located on Finch Road opposite Well Road Hill which leads down beside Chester Street Car Park to Iceland and the Strand Centre. From the Harris Promenade/Sefton Hotel travel up Church Road and around to the rear of the Chester Street Car Park where the premises will be seen on the right hand side just before the junction with Christian Road.

ACCOMMODATION

Showroom and Storage Areas including offices – Approx 5,750 sq ft

OUTSIDE

Limited parking at front. NB Chester Street car park is located opposite.

LEASE TERMS

A two year lease is being sought. The premises are available on internal repairing obligations.

REPAIRING OBLIGATIONS

Effective full repairing and insuring terms via service charge.

Over/..

These particulars, although believed to be correct, do not form part of an offer or a contract and they are not intended to form any representation of fact. Black Grace Cowley Ltd cannot accept any liability for any errors in the particulars stated, and a prospective purchaser should rely upon his own enquiries and inspection.

Geoffrey P R Black BSc DipArb FRICS Mark N Grace BSc MRICS Tim Groves BA (Hons) MRICS CPEA

RENT REVIEWS

Standard three yearly upward only rent reviews.

SERVICES

It is understood all mains services are connected to the building.

DIRECTOR'S GUARANTEE & SECURITY DEPOSIT

A director's guarantee will be required if the lease is taken in the name of a limited company. A security deposit equivalent to one quarter's rent is to be paid on term commencement and to be returnable on satisfactory expiry of the lease.

REFERENCES

Financial and professional references will be required from prospective tenants and guarantors may be required in the case of limited companies.

POSSESSION

Vacant possession upon completion of all legal formalities.

VIEWING

Further details and viewing arrangements strictly by appointment through the Agents, **Black Grace Cowley**.