

TO LET

**Units 2 & 3
Strand Shopping Centre
Strand Street
Douglas**

**Unit 2 – Approx 6,283 sq ft
Unit 3 – Approx 3,052 sq ft
(with 821 sq ft of remote storage)**

**Rental Details on Request
– Rents from £25 psf exclusive**

DESCRIPTION

An excellent opportunity to lease 2 substantial retail units in the popular and newly extended and refurbished Strand Shopping Centre, recently acquired by the leading sports retailers, Sports Direct.com.

LOCATION

The centre is located in the heart of Douglas at the northern end of Strand Street, the Island's principal pedestrianised shopping thoroughfare. The area is home to leading high street retailers including Sports Direct, Flannels, Next, Monsoon, Top Shop, and The Card Factory.

ACCOMMODATION

Unit 2 – One of the best retail units in Douglas, the former HMV retail unit, extends to approx 6,283 sq ft at ground floor level and adjoining the new Flannels unit.

Unit 3 – Good sized unit, the former Miss Selfridge, extending to 3,052 sq ft, is situated on first floor level, with remote storage of 821 sq ft.

SERVICES

All services available. Service charge details on request.

LEASE TERMS

Medium to longer term leases are available subject to 3 yearly rent reviews to Market Value.

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 FRICS Mark N Grace BSc MRICS Tim Groves BA (Hons) MRICS CPEA

SECURITY DEPOSIT

A security deposit equivalent to one quarter's rent will be payable upon signing of the lease returnable upon satisfactory lease expiry.

DIRECTOR'S GUARANTEE

A directors guarantee will be required if the lease is taken in the name of a limited company.

REPAIRING OBLIGATIONS

A service charge is payable covering the running costs of the Centre.

REFERENCES

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

POSSESSION

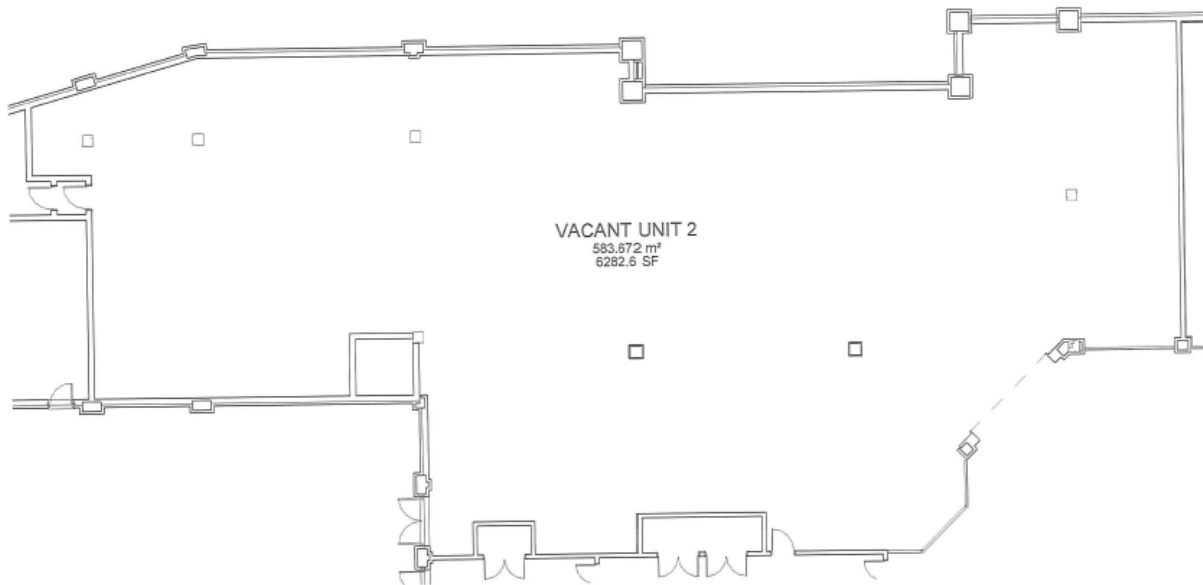
Vacant possession upon completion of all legal formalities.

VIEWING

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

See plans overleaf:

Vacant Unit 2



Vacant Unit 3

