



TO LET

**Modern Retail/Office Unit
Unit 1
Rosemary House
Finch Road
Douglas**

Approx: 420 sq ft
Rent: £8,000 pa exclusive of VAT,
payable quarterly in advance by bankers
order.

DESCRIPTION

An opportunity to lease this modern, purpose built unit located in a busy district of the town centre, close to the finance sector, Government Offices and Chester Street multi-storey car park. This modern unit benefits from large display windows, suspended ceiling with integral lighting and WC facilities.

LOCATION

The unit occupies a prominent position on Finch Road, one of the leading office locations in the town, in a block of six retail units. Finch Road is the principal vehicular and pedestrian route leading from Central Promenade to the centre of the professional and financial district on Prospect Hill. Travelling up Finch Road past the top entrance to Chester Street car park continue past the junction with Christian Road where Rosemary House will be seen on the right hand side.

ACCOMMODATION

Ground Floor Retail/Office

Depth of unit - approx 27'1"

Width of unit - approx 16'5"

Separate WC

Net Lettable Area - approx 420 sq ft

Communal bin area accessed from Finch Road.

REPAIRING OBLIGATIONS

A medium lease is being sought on standard full repairing and insuring lease via a service charge. Tenant to pay rates and insurance.

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

SERVICES

Mains services are installed.

POSSESSION

On completion of legal documentation.

SECURITY DEPOSIT

A three month security deposit will be required equivalent to one quarter's rent returnable on satisfactory expiry of the lease.

PERSONAL GUARANTEE

A Guarantor will be required in the event that the lease is taken in the name of a Limited Company.

REFERENCES

Financial and Professional/Trade references required.

LEGAL COSTS

Each party to be responsible for own legal fees.

VIEWING

Strictly by appointment through the Agents, **Black Grace Cowley**.