



LEASE ASSIGNMENT

PRIME RETAIL PROPERTY

**54 Strand Street
Douglas
Isle of Man**

Approx: 1,638 sq ft

Rent: £50,000 per annum exclusive

2 Rear Car Parking Spaces Included

DESCRIPTION

An opportunity to take an assignment of a lease on this double fronted, prime situated retail property in the Island's leading retail street. The unit comprises of a large open plan ground floor retail area, two changing rooms, a rear kitchen/staff room and WC, and a first floor stockroom. The unit is currently fitted out to a modern, contemporary high standard benefitting from track lighting. The unit is wired for data and power. There are two car parking spaces at the rear of the premises.

LOCATION

Walking up Strand Street from Marks and Spencer towards JD Sports, Next & River Island, continue past Waterstone's, Clinton's Card, TK Maxx & WH Smith and No. 54 Strand can be found on your right hand side, clearly identifiable by our To Let board.

ACCOMMODATION

Ground Floor – approx. 1,229 sq ft

Frontage; approx 18'6

Shop depth: approx 57'3

Ground Floor Sales Area – approx 1,059 sq ft

Kitchen Staff room & WC – approx 170 sq ft

From the rear of the shop a hallway provides access into a well equipped kitchen/staff room with wall and base units, sink/drain, and WC facility. Stairs up to;

First Floor

Storage area - approximately 409 sq ft

OUTSIDE

Two on-site car spaces are located at the rear of the property.

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 Andrew K Wallis BSc (Hons) MRICS

LEASE TERMS

A lease assignment of the existing lease dated 8th March 2016 for a term of nine years from 1 March 2016 is available on standard full repairing and insuring terms at a current passing rent of £50,000 per annum exclusive. The lease is subject to three yearly upward only rent reviews with break options on 28th February 2019 or 28th February 2022. A replacement Guarantor will be required.

SERVICES

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

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**.

