



TO LET

**Ground Floor Retail/Office Unit
3 Windsor Road
Douglas**

**Area: Approx 413 sq ft
Price: £11,500 per annum exclusive**

Includes 1 Onsite Parking Space

DESCRIPTION

An opportunity to take a new lease on this ground floor unit in an established retail and residential area of Douglas. The unit has been redecorated and provides open plan space, with built-in, raised peripheral display/feature areas, a changing room/store cupboard and WC. The unit also benefits from spot lights and a large bay window overlooking Windsor Road with a raised display area. The building occupies a prominent corner position on this busy road and there is 1 onsite car space to the rear. There is additional parking at front if required.

LOCATION

Travelling up Prospect Hill, turn right onto Windsor Road at the Prospect Terrace traffic lights. The property can be seen clearly on the right hand side.

ACCOMMODATION

Ground floor unit extending to approximately 413 sq ft
Entrance porch with WC off, part glazed double doors into;
Open plan retail space, changing room/store cupboard

REPAIRING OBLIGATIONS

The lease is being offered on internal repairing terms.

LEASE TERMS

A new lease is being offered at a rental of £11,500 psf exclusive.

PARKING

A minimum of one on-site car parking space is included in the rent.

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

GUARANTEE / DEPOSIT

Director's Guarantees will be required in the case of Limited companies. A 3 month security deposit will be payable to the Landlord at term commencement.

SERVICES

Mains services are connected.

POSSESSION

Immediate vacant possession upon completion of the requisite legal documentation.

LEGAL COSTS

Each party to bare their own legal costs.

VIEWING

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

