



FOR SALE or TO LET

**3A Regent Street
Douglas**

Ground Floor Retail Sales Area:
approx 600 sq ft plus

1st Floor Storage
approx 356 sq ft on the first floor

Freehold Price: £685,000 exclusive
Leasehold Price: £32,000 pa exclusive of
rates payable quarterly in advance by
standing order.

DESCRIPTION

An opportunity to either purchase or lease this prominent retail unit in the pedestrianised town centre area close to Marks & Spencer, with excellent frontage onto Regent Street and is located opposite the Island's main Post Office. The ground floor provides approximately 600 sq ft and there is an additional 356 sq ft on the first floor.

LOCATION

This retail unit occupies an excellent trading position close to the junction of Duke Street with Strand Street. Regent Street links Strand Street with the Promenade and walking from Marks and Spencer towards the Regent Street Post Office, and the Promenade, the unit will be seen on the right hand side. Multiple retailers represented close by include Marks and Spencer, Boots, Thomas Cook, Spar and Specsavers.

ACCOMMODATION

The premises are arranged on ground and first floor having the following approximate dimensions and floor areas:

Gross frontage approx 31'
Gross floor area approx 600 sq ft
First floor store approx 356 sq ft - with WC, kitchen and office/storage areas
Shop width approx 29'11
Shop depth approx 21'4

Stairs up to:

1st Floor stock rooms –
approx 8' x 8'9 and
approx 10'3 x 9'9 into
Kitchen; approx 6'11 x 11'4 with wall and base units, sink/drainer and hot water heater.
Fire escape to rear
WC with sink

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

SERVICES

Mains services are installed

LEASE TERM

A new lease is available on standard full repairing and insuring terms. A lease is subject to upward only rent reviews every three years. Tenant to pay rates and buildings insurance.

SECURITY DEPOSIT

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

DIRECTOR'S GUARANTEE

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

POSSESSION

Vacant possession on completion of legal formalities

REFERENCES

Financial and professional/trade references are required

VIEWING

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