



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: £635,000 exclusive
Leasehold Price: £32,000 pa exclusive

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. 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 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"

approx 10'3" x 9'9" into

Kitchen; approx 6'11" x 11'4" with wall and base units, sink/drainage and hot water heater.

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 Andrew K Wallis BSc (Hons) MRICS

Fire escape to rear
WC with sink

LEASE TERMS

A new lease is available on standard full repairing and insuring terms. Tenant to pay rates and building insurance.

REPAIRING OBLIGATIONS

Effective full repairing and insuring terms via service charge.

RENT REVIEWS

Standard three yearly upward only rent reviews.

SERVICES

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

DIRECTOR'S GUARANTEE & SECURITY DEPOSIT

A director's guarantee will be required if the lease is taken in the name of a limited company. A security deposit equivalent to one quarter's rent is to be paid on term commencement and to be returnable on satisfactory expiry of the lease.

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**.