



FOR SALE / TO LET

**Unit 3
Wessex Garage
Tennis Road
Douglas**

Approx 2,609 sq ft

Leasehold: £27,500 pa exclusive

**Proposals may be considered for the Freehold
interest – Offers Invited**

DESCRIPTION

A great opportunity to either lease or purchase this stand alone, single storey, commercial unit in Upper Douglas. The unit comprises of an open plan retail/showroom area (formerly occupied by The Wine Cellar), an office and rear warehouse (with roller shutter door). It also has the huge added benefit of a large forecourt/parking area for circa 10 vehicles. The property in a largely residential area, adjacent to the busy Wessex Garage and just a short walk from Prospect Terrace.

LOCATION

Travelling along Prospect Terrace towards St Ninians take a left hand turn onto Alexander Drive and follow the road around to the right, immediately after passing the Wessex Garage take a right hand turn onto Tennis Road where Unit 3 is immediately on the right hand side.

ACCOMMODATION

Retail Area – approx 1,496 sq ft

Depth of shop approx. 47'7" (max) / internal width approx 33' (max)

Rear store – approx. 992 sq ft – depth of store approx. 43'8" (max) / width approx. 25'8" (max)

Office – approx. 121 sq ft

WC & Kitchenette

CAR PARKING

Large forecourt for up to 10 cars.

LEASE TERMS

A new lease is available. Tenant to pay rates and buildings 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 Andrew K Wallis BSc (Hons) MRICS

REPAIRING OBLIGATIONS

Standard full repairing and insuring terms.

RENT REVIEWS

Standard three yearly upward only rent reviews.

SERVICES

It is understood mains services are connected to the building.

DIRECTOR'S GUARANTEE

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

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**.

