



## TO LET

**First Floor Suite  
55 Victoria Street  
Douglas**

**Area: 665 sq ft**

**Rent: £6,000 pa exclusive**

## DESCRIPTION

An opportunity to lease a suite in this prime situated commercial retail and office property in the centre of Victoria Street – the main thoroughfare leading through the business and retail sector of the town. The property offers a self-contained, part open plan office suite befitting from two glass partitioned offices, a kitchen/break out area and WC. The suite is wired for power and telephone. Additional WCs are in the common areas and have recently been refurbished.

Victoria Street is a long-established commercial location with occupiers including Barclays Bank, HSBC Bank, Colebournes Electrical, Starbucks and Genesis Art Gallery.

## SITUATION

Travelling down Victoria Street from Prospect Hill, continue past HSBC and the junction with Ridgeway Street where the property can be found immediately on the right hand side.

## ACCOMMODATION

### **First Floor Suite – approx 665 sq ft**

Self-contained suite with kitchenette and WC.

Additional WCs are in the common areas.

## REPAIRING OBLIGATIONS

Internal repairing obligations.

**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.

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## **LEASE TERMS**

New leases are being sought on flexible or medium to long terms. Rent is payable quarterly in advance by standing order.

## **RENT REVIEWS**

Three yearly upward only.

## **GUARANTOR/RENT DEPOSIT**

Director's guarantors will be required in the event that a lease is taken in the name of a Limited Company. A 3 month rent deposit will be required and is returnable upon satisfactory lease expiry.

## **SERVICES**

All mains services are connected.

## **POSSESSION**

Vacant possession on completion of all legal documentation.

## **LEGAL COSTS**

Each party to bear their own legal costs.

## **VIEWING**

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