

FOR SALE or TO LET

RETAIL SPACE – Freehold £595,000 excl. Leasehold £32,000 pa excl. – Approx 956 sq ft

3A, Regent Street, Douglas, IM1 2LH



- Conveniently located retail premises for Purchase or Lease. Will suit a variety of businesses STPP.
- Short distance from Government Offices and within walking distance of all the town centre's amenities.
- Double fronted Ground Floor retail area with Storage, Kitchen and WC to First Floor.
- Close to multi-storey parking at Drumgold Street (M&S) and Chester Street.
- Vacant possession on completion of all legal formalities.

Over/...

DESCRIPTION

Fantastic opportunity to purchase or lease this prime located property in the pedestrianised town area close to Marks & Spencer. Double fronted retail unit with storage / offices, kitchen and WC to First Floor.

LOCATION

The property is located in Regent Street which links the principal pedestrianised shopping area Strand Street with Loch Promenade. Directly opposite 1886 Bar & Grill.

ACCOMMODATION

Ground Floor – Approx 600 sq ft.

- Retail Sales Area
- Small Storage Area with sink (under stairs).

First Floor – Approx 356 sq ft.

- 2 x Stock Rooms / Offices
- Kitchen
- WC with sink.
- Access to Fire Exit at rear.

LEASE TERMS/REPAIRING OBLIGATIONS

A new lease is available on standard FRI terms via a service charge. Tenant to pay rates and insurance.

RENT REVIEWS

Standard three yearly upward only rent reviews.

DIRECTOR'S GUARANTEE/DEPOSIT

A Director's guarantee will be required if the lease is being taken in the name of a Limited Company. A 3 month rental deposit will be payable upon signing of the lease and will be returnable upon satisfactory expiry of the lease.

REFERENCES

Financial and professional references will be required from prospective tenants.

SERVICES

Mains services are installed and hot water heater.

TENURE

Vacant possession on completion of legal formalities.

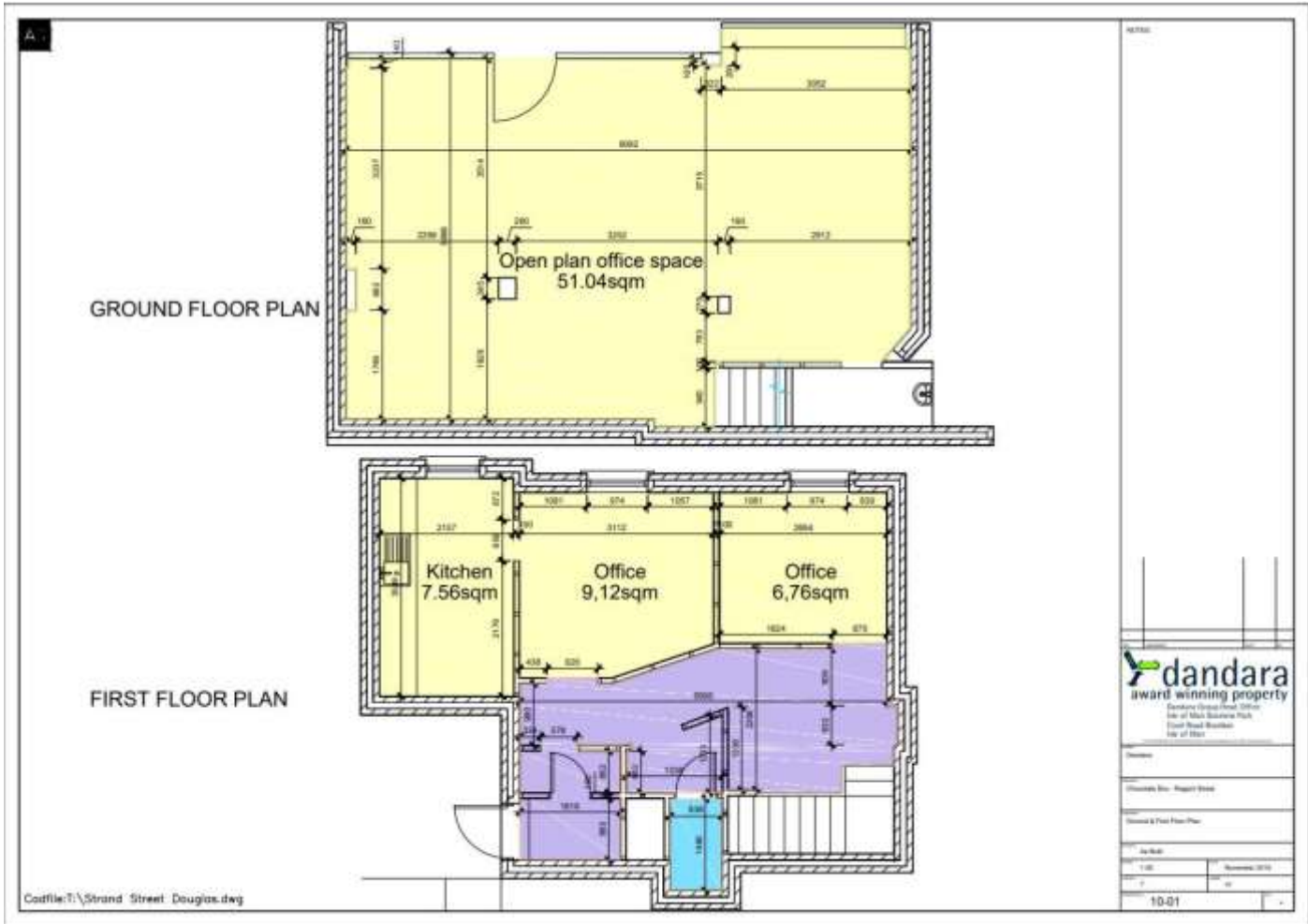
LEGAL FEES

Each party to pay their own legal fees.

VIEWING

Strictly by appointment through **Black Grace Cowley**.





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Details of Black Grace Cowley can be viewed on our website blackgracecowley.com

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