

FOR SALE OR TO LET

PRIME RETAIL UNIT



86 STRAND STREET

Douglas, Isle of Man, IM1 2EP



- c.5,238 sq. ft. High Quality Retail Unit with Ancillary Storage.
- Modern Purpose Built 3 Storey Retail Unit with Glazed Frontage.
- Prime Retail Location, Opposite The Strand Shopping Centre.
- Fitted-out to a High Specification.
- Loading Facility to the Rear via Strand Lane.



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RICS

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DESCRIPTION

Modern purpose-built retail unit arranged over three storeys. Ground and first floor has been fitted out to a high standard with second floor storage. The unit benefits from air conditioning to the main retail areas and staff break-out areas. Loading facilities are provided to the rear of the building from Strand Lane with a goods and staff lift to the rear of the unit.

SERVICES

Water, electricity and drainage are installed. There is a staff and goods lift serving all floors.

ACCOMMODATION

Ground Floor	Retail	1,772sqft
First Floor	Sales	1,733sqft
Second Floor	Storage	1,733sqft

OFFERS

Our client is seeking offers for the freehold or leasehold.

All offers should be submitted in writing and include the following:

- Purchase price or Proposed rent (excluding VAT).
- Identity of the purchaser, along with any supporting information including experience / track record.
- Confirmation on funding. If third party funding is required please provide full details.
- Any conditions attached to the offer.
- The vendor reserves the right not to accept the highest or any offer received.

GUIDE PRICE

We are instructed to seek offers in excess of £900,000 for the freehold interest.

QUOTING RENT

Offers are invited for the leasehold interest in the region of £95,000 per annum.

LOCATION

The property is situated in Strand Street, the main shopping street in Douglas town centre. In addition to the Strand Centre, occupied by Sports Direct and Flannels, nearby units include Next, Monsoon, Clarks, Costa, Pandora, T K Maxx, W H Smith and JD Sports as well as local retailers.

CAR PARKING

Served by the Chester Street and Drumgold Street (M&S) multi-storey car parks with additional on-street car parking available on the promenade within 150m of the subject property.

VIEWINGS

Strictly via appointment with BGC retained as sole agents.

VAT

The property has been elected for VAT.

LEGAL

Each party responsible for their own legal costs.



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Black Grace Cowley Limited

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

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