

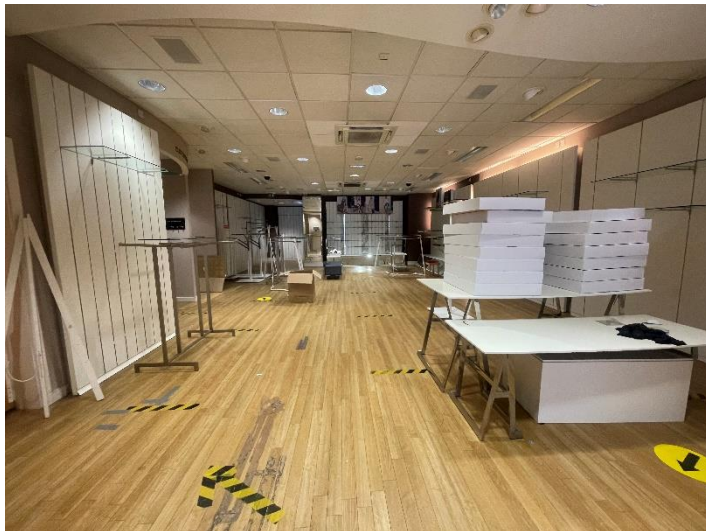
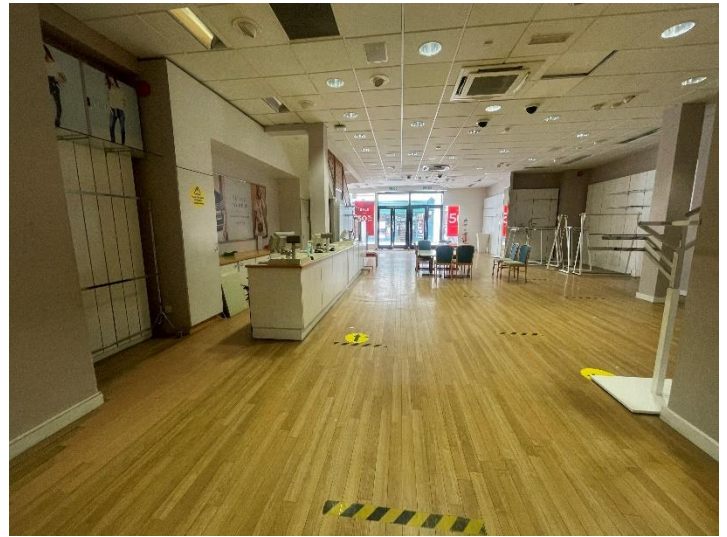
TO LET

PRIME RETAIL SPACE - £135,000 per annum excl. VAT



21 Strand Street, Douglas

Approx. 7,599 sq. ft.



- One of the best modern retail units on the Island.
- 100% prime position.
- Fitted out as a clothing retail store but flexible enough for alternative uses.
- Flexible lease terms.
- Ground Floor Sales 3,532 sq. ft. - Gross Frontage 27'3".

51 Victoria Street - Douglas - Isle of Man - IM1 2LD

t. +44 (0) 1624 645 550 e. commercial@blackgracecowley.com w. blackgracecowley.com



Black Grace Cowley Limited - Registered in the Isle of Man No. 57751C - VAT No. 001 1446 46

Directors: Geoffrey P R Black BSc DipArb FRICS, Mark N Grace BSc (Hons) MRICS, Tim S R Groves BA (Hons) MRICS, Andrew K Wallis BSc (Hons) MRICS



DESCRIPTION

A modern and attractive retail unit arranged over ground, first and second floors. Occupying a 100% prime position alongside well-known brands such as M&S, TK Maxx, Boots and JD Sports, 21 Strand Street offers a one-of-a-kind opportunity for either a retail store or multi-use venue.

SERVICES

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

ACCOMMODATION

Ground: Approx 3,532 sq ft

ITZA: Approx 1,104 sq ft

First: Approx 3,467 sq ft

Second: Approx 600 sq ft

TOTAL: Approx 7,599 sq ft

LOCATION

The property is situated on the west side of Strand Street, which forms the principal pedestrianised retail pitch within the town and runs parallel to the Loch Promenade.

DIRECTOR'S GUARANTEE

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

VIEWING

Further details and viewing arrangements strictly by appointment through the Sole Agents. Please contact Mark Grace.



Benjamin Quayle
Commercial Department
01624 645554
ben@blackgracecowley.com

Sharon Gelling
Commercial Department
01624 645553
sharon@blackgracecowley.com

Black Grace Cowley Limited

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

This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by Black Grace Cowley as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions set out herein for the purpose of any particular transaction, and no responsibility or liability, whether in negligence or otherwise, is accepted by Black Grace Cowley or by any of its directors, officers, employees, agents or representatives for any direct, indirect or consequential loss or damage which may result from any such reliance or other use thereof. All rights reserved. No part of this publication may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution.