

# TO LET

PRIME RETAIL SPACE - £57,700 per annum excl. VAT



## 51-53 DUKE STREET, DOUGLAS

Approx. 3,677 sq. ft.



- Well-positioned retail unit in the centre of Douglas.
- Close to multi-storey car parking at Chester Street and Drumgold Street (M&S).
- Large shop front.
- A great opportunity to occupy a prime location in the main trading area of the Island.

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

t. +44 (0) 1624 645 550 e. [commercial@blackgracecowley.com](mailto:commercial@blackgracecowley.com) w. [blackgracecowley.com](http://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

This property offers an opportunity to occupy a well-positioned retail unit on flexible lease terms. 51-53 Duke Street is a perfect opportunity for those looking to open a retail store or a multi-use venue. Further enquiry should be made to discover more about the prospects of this unit of outstanding quality.

## ACCOMMODATION

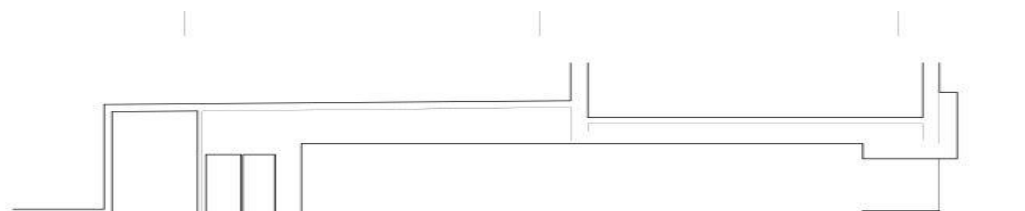
Retail Area:	Approx	1,858 sq ft
ITZA:	Approx	956.9 sq ft
Rear Stockroom:	Approx	198 sq ft
First Floor:	Approx	820 sq ft
Second Floor:	Approx	801 sq ft
<b>TOTAL:</b>	<b>Approx</b>	<b>3,677 sq ft</b>

## LOCATION

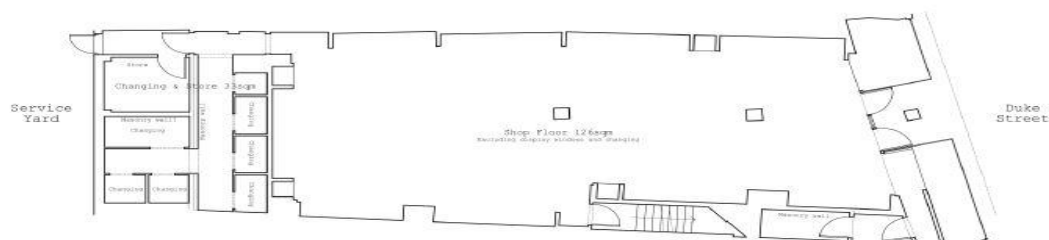
51/53 Duke Street, Douglas is located in the main pedestrianised area of the town centre. Together, Strand and Duke Street form the principal retail trading area serving the Island. The unit can be found a short distance from Marks & Spencer, Boots and other UK multiple retailers.

## VIEWING

Further details and viewing arrangements strictly by appointment through Black Grace Cowley.



Existing Section A-A 1:100



Existing Ground Floor Plan 1:100

Andrew Bentley RIBA  
07624 482130 - andrew@bentley.im  
Registered with the title of Mr Registrar of Architects  
Member of the Institution of Architects  
Former Mullis Store, Douglas 07721  
2121 - WS - 100 -



**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](http://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.