

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.

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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
TOTAL:	Approx	3,677 sq ft

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.



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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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