

TO LET

LEISURE / RETAIL PREMISES - £55,000 pa exclusive - Lower Ground Floor (5,300 sq ft)

7 – 17 Wellington Street, Douglas



- Modern, town centre Lower Ground Floor leisure/retail premises.
- Refurbishment required.
- Within walking distance of the main nightlife attractions Douglas has to offer.

Over/...

DESCRIPTION

Extensive, modern, Town Centre leisure/retail premises with potential for use as bar/nightclub, leisure, restaurant or retail.

LOCATION

Situated in the Town Centre (to the rear of Barclays Bank), the premises are located close to the leading retail streets in the town (Strand Street and Duke Street) and the principle finance sector area, (Athol Street, Victoria Street and Prospect Hill). Walking along Duke Street from Starbucks, turn left at Marks and Spencer onto Wellington Street where the premises are on the left hand side, adjacent to Carrefour Gym. The entrance to Marks and Spencer car park is located just at the top of Wellington Street.

ACCOMMODATION

Lower Ground Floor:

A broadly open plan, rectangular area suitable for sub-division to provide bars, a dance floor, stores and male and female WC's etc.

Max depth – approx. 66'6"

Width – approx.. 84'6"

LEASE TERMS

A new lease is available on effective FRI terms via a service charge.

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.

SERVICES

It is our understanding that all mains services are installed.

TENURE

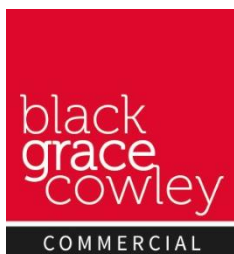
Vacant possession on completion of legal formalities.

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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