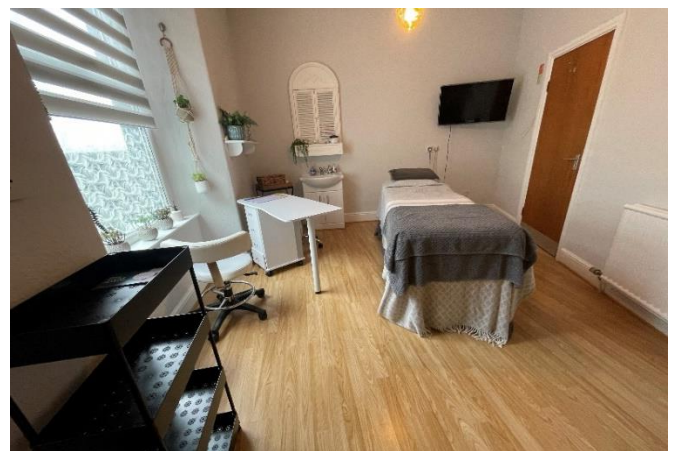


TO LET – RETAIL UNIT

Approx 1,896 sq ft - £25,000 pa over 5 floors

34, Victoria Street, Douglas, IM1 2LB



- Fabulous, single occupancy property in the heart of Douglas Town Centre.
- Located on the main thoroughfare through the Town.
- Victoria Street is buzzing with offices, restaurants, bars, beauty salons, coffee shops, estate agents and Barclays Bank, HSBC and Lloyds 'high street' branches.
- Immaculate property arranged over 5 floors, decorated throughout to a high standard. Oil fired central heating.
- Additional separate entrance on Victoria Street.

Over/...

LOCATION

Travelling down Prospect Hill from Government Offices, continue past the Apple IQ Store where the road turns into Victoria Street. The property can be found on the left hand side opposite Colebourns.

ACCOMMODATION

Ground Floor – approx. 581 sq ft

Glass lobby, reception area, nail station, treatment room, store room

Basement – approx. 345 sq ft

2 treatment rooms (with underfloor heating), 2 x WCs, kitchen, boiler room

1st Floor – approx. 407 sq ft

Front treatment room, rear treatment room, WC

2nd Floor – approx. 180 sq ft

3 treatment rooms (2 x front / 1 x rear)

3rd Floor – 383 sq ft

2 therapy rooms, store room, kitchen

LEASE TERMS/REPAIRING OBLIGATIONS

A new lease is being sought, available on standard Internal Repairing and Insuring terms.

RENT REVIEWS

Standard three yearly reviews linked to Manx RPI.

SECURITY DEPOSIT

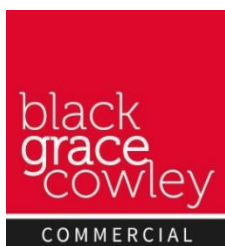
A 3 month rent deposit will be required if the property is taken in the name of a Limited company.

LEGAL FEES

Each party to pay their own legal fees.

VIEWING

Strictly by appointment through **Black Grace Cowley**.



Sharon Gelling
Commercial Department
01624 645550
sharon@blackgracecowley.com
Ben Quayle
Commercial Department
01624 645550
ben@blackgracecowley.com

Black Grace Cowley Limited

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

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