

TO LET

RETAIL SPACE – £36,000 pa excl. Approx 4,677 sq ft

Road & Track, 11 Tynwald Street, Douglas



- A rare opportunity to Lease this former popular motorcycle retail premises located in the centre of Douglas.
- A new Lease is available of the existing showroom and workshops on the Ground and First Floor.
- Car parking spaces in the adjoining car park are available for short or long term let.

Over/...

DESCRIPTION

A great opportunity to Lease this former popular motorcycle retail premises conveniently located in the centre of Douglas. In addition, car parking spaces in the adjoining car park are available for short or long term let.

LOCATION

Travelling up Prospect Hill, turn left at the traffic lights onto Circular Road. Take the first turning on the right onto Upper Church Street and then take the second turning on the right onto Tynwald Street. The property can be found half way down on the right hand side.

ACCOMMODATION

- **Ground Floor Showroom**
Approx 1,615 sq ft
- **Rear Workshop & Ancillary Space**
Approx 1,300 sq ft
- **First Floor Showroom**
Approx 1,517 sq ft
- **First Floor Ancillary Space**
Approx 245 sq ft

LEASE TERMS/REPAIRING OBLIGATIONS

A new Lease is available on standard tenant repairing terms. Tenant to pay rates and building insurance.

RENT REVIEWS

Standard three yearly upward only rent reviews in line with the increase in the retail price index (subject to a collar of 1% pa, and a cap of 3% pa).

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

Mains services are installed.

TENURE

Vacant possession on completion of legal formalities.

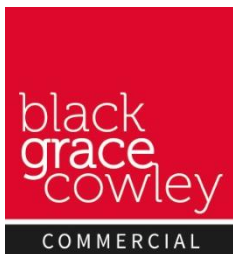
LEGAL FEES

Each party to pay their own legal fees.

VIEWING

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





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

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 Lambert Smith Hampton 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.