

TO LET

RETAIL UNIT – £6,500 pa (NO VAT) - Approx 312 sq ft

Lower Dukes Road, Douglas, IM2 4BH



- Great retail unit available which occupies a prominent busy corner position on the main road through Upper Douglas.
- Previously the Duke's Road Clinic but would be suited to a variety of other businesses.
- Vacant possession on completion of all legal formalities.

Over/...

DESCRIPTION

Great opportunity to Lease this attractive retail unit occupying a prominent corner position on the busy main road through upper Douglas that links Broadway and the Promenade with St Ninian's.

LOCATION

Situated at the corner of Ballaquayle Road and Lower Dukes Road, travelling up Broadway, continue up and take the right turning onto Lower Duke's Road where the unit can be found immediately on the left hand side.

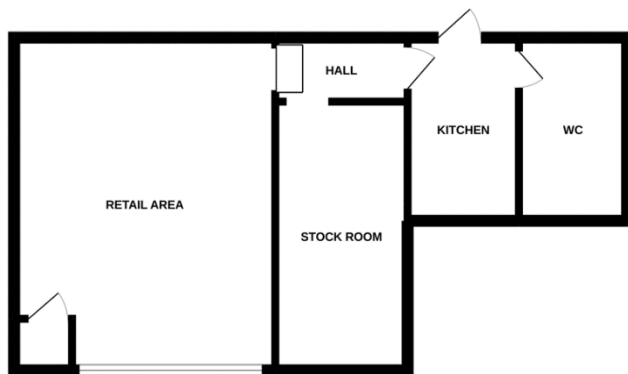
ACCOMMODATION

Retail Unit comprising of:

- **Shop area** – Approx 213 sq ft
- **Storeroom** – Approx 65 sq ft
- **Kitchen** – Approx 33 sq ft
- **WC**

LEASE TERMS/REPAIRING OBLIGATIONS

A new lease is available on standard Internal Repairing terms. Tenant to pay rates. Landlord to pay external repairs, maintenance and building insurance.



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

Mains services are installed.

TENURE

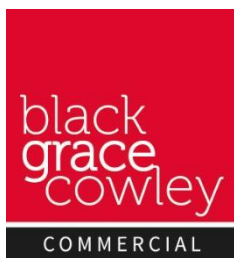
Vacant possession on completion of legal formalities.

LEGAL FEES

Each party to pay their own legal fees.

VIEWING

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



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