

TO LET

FIRST FLOOR SPACE – £1,000 pm + VAT - Approx 898 sq ft

33–35 Victoria Street, Douglas



- Prime location First Floor Suite available in a prominent corner property.
- Short distance from Government Offices and within walking distance of all the town centre's amenities.
- Light and airy suite with reception area, meeting room and WC.
- Available for immediate occupation.

Over/...

DESCRIPTION

A great opportunity to lease a first floor suite in this prominent and very central corner property on Victoria Street. The property is very light and airy and has a reception area, meeting room and WC. The property is served by GFCH.

LOCATION

Travelling down Prospect Hill into Victoria Street, continue past Barclays Bank and the property can be found on the right hand side of the pedestrian crossing, opposite Starbucks.

ACCOMMODATION

Entrance from Victoria Street:

Stairs to 1st Floor Suite – Total Approx 898 sq ft

- Reception Area – Approx 163 sq ft
- Meeting Room – Approx 68 sq ft
- Open Plan Suite – Approx 667 sq ft
- WC

LEASE TERMS/REPAIRING OBLIGATIONS

A new lease is available on standard FRI terms via a service charge. Tenant to pay rates and buildings 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.

REFERENCES

Financial references will be required from prospective tenants.

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

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