

TO LET



GROUND FLOOR RETAIL SPACE – £27,000 pa excl. incl service chg. Approx 1,894 sq ft

9-11 Duke Street, Douglas



- Ground Floor retail space available in this prestigious office building, conveniently located in one of the main pedestrianized, retail areas of Douglas.
- Fabulous ground floor open plan space, recently fitted out as a café / restaurant.
- Disabled WC on ground floor. Passenger lift to upper floors.
- Available for immediate occupation.

Over/...

DESCRIPTION

A fantastic opportunity to take the Ground Floor of this prestigious and historic building occupying an extremely prominent corner position in one of the main retail areas of Douglas. Disabled WC to ground floor, additional WC's to the common areas and lift access to upper floors.

LOCATION

9-11 Duke Street occupies the left side corner position of Duke Street and Lord Street. Duke Street is one of the main pedestrianized retail streets on the Island and leads directly onto Strand Street. The main bus station for Douglas is on the opposite side of Lord Street.

ACCOMMODATION

Ground Floor - Approx – 1,894 sq ft

- Open plan area.
- WC to common areas & disabled WC.
- Lift access to upper floors

Rent - £2,000 pcm excl.

Service Charge - £250 pcm excl.

LEASE TERMS/REPAIRING OBLIGATIONS

A new lease is available on standard FRI terms via a service charge which includes buildings insurance, common area cleaning, lighting, alarm, Fire alarm, lift maintenance and ground floor window cleaning. Tenant to pay rates and utility costs.

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.

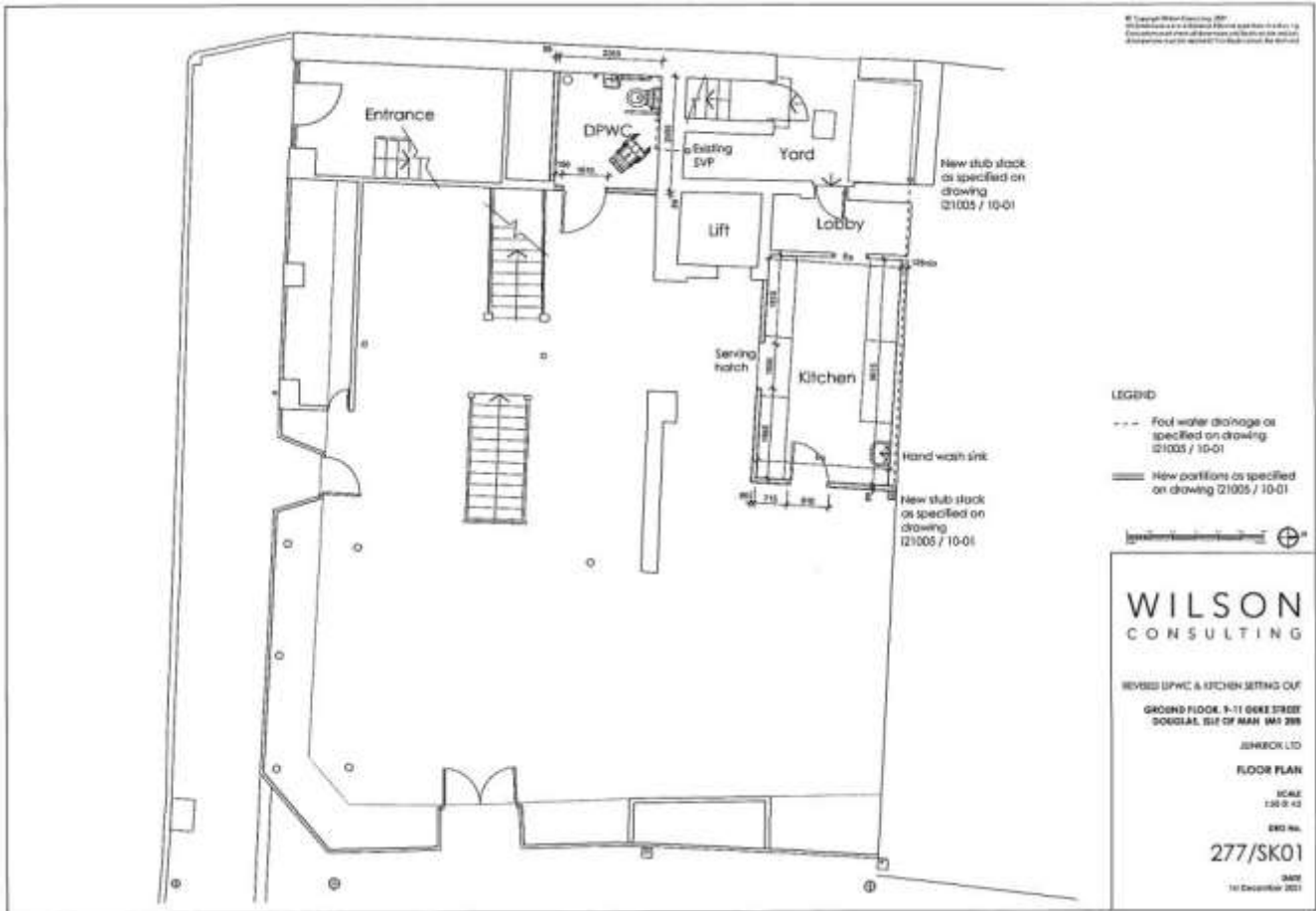
LEGAL FEES

Each party to pay their own legal fees.

VIEWING

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





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 Black Grace Cowley 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.