

# DUE TO RELOCATION

# LEASE ASSIGNMENT

GROUND FLOOR HAIRDRESSER/RETAIL UNIT – £12,000 pa – NO VAT - Approx 421 sq ft

## 20 Castle Street, Douglas



- Modern Ground Floor Shop Unit, currently operating as a hairdresser/barber.
- Conveniently located in one of the main pedestrianised areas in Douglas Town Centre.
- Will suit a variety of Retail businesses.
- Separate kitchen and WC.
- Vacant possession on completion of all legal formalities.

Over/...

## DESCRIPTION

Fantastic opportunity to acquire a lease on this modern ground floor retail unit conveniently located in one of the main pedestrianised areas in Douglas.

## LOCATION

Walking down Strand Street from Marks and Spencer continue past The Strand Shopping Centre onto Castle Street. The unit can be found on the right hand side opposite Curphey's Leather Shop.

## ACCOMMODATION

**Ground Floor – Approximately 421 sq ft**

- Retail Area – Approx 371 sq ft
- Kitchen – Approx 50 sq ft
- Stairs to WC.

## LEASE TERM/REPAIRING OBLIGATIONS

A lease assignment to 3<sup>rd</sup> May 2024 on Internal Repairing Obligations. Tenant to pay rates in addition.

## 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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### Black Grace Cowley Limited

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