

TO LET



FORMER RESTAURANT PREMISES – £19,000 pa excl. - Approx 1,708 sq ft

1 Summerhill Road, Douglas



- Fully refurbished former restaurant on Douglas Promenade with potential for alternative use STPP.
- Stunning views over Douglas Bay with nearby public parking.
- Recently refurbished to a 'white box' finish, ready for tenant fit-out.
- Available for immediate occupation.

Over/...

DESCRIPTION

Great opportunity to lease this recently renovated former popular restaurant, tucked away at the northern end of Douglas Promenade at the bottom of Summerhill. Just a few minutes away from the hustle and bustle of Town with stunning views over Douglas Bay.

LOCATION

Travelling along Douglas Promenade towards Onchan, 1 Summerhill can be found on the left-hand side as you turn up Summerhill.

ACCOMMODATION

- Former Dining Area
- Male/Female WC's
- Former Kitchen Area
- Staff WC
- 3 x Store Areas
- Utility Room

LEASE TERMS/REPAIRING OBLIGATIONS

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

RENT REVIEWS

Standard three yearly upward only rent reviews.

DIRECTOR'S GUARANTEE/DEPOSIT

Deposits or a Parent Company / Director's guarantees may be required in the case of Limited Companies.

SERVICES

Mains services are installed. Gas Fired Central Heating System.

TENURE

Vacant possession on completion of legal formalities.

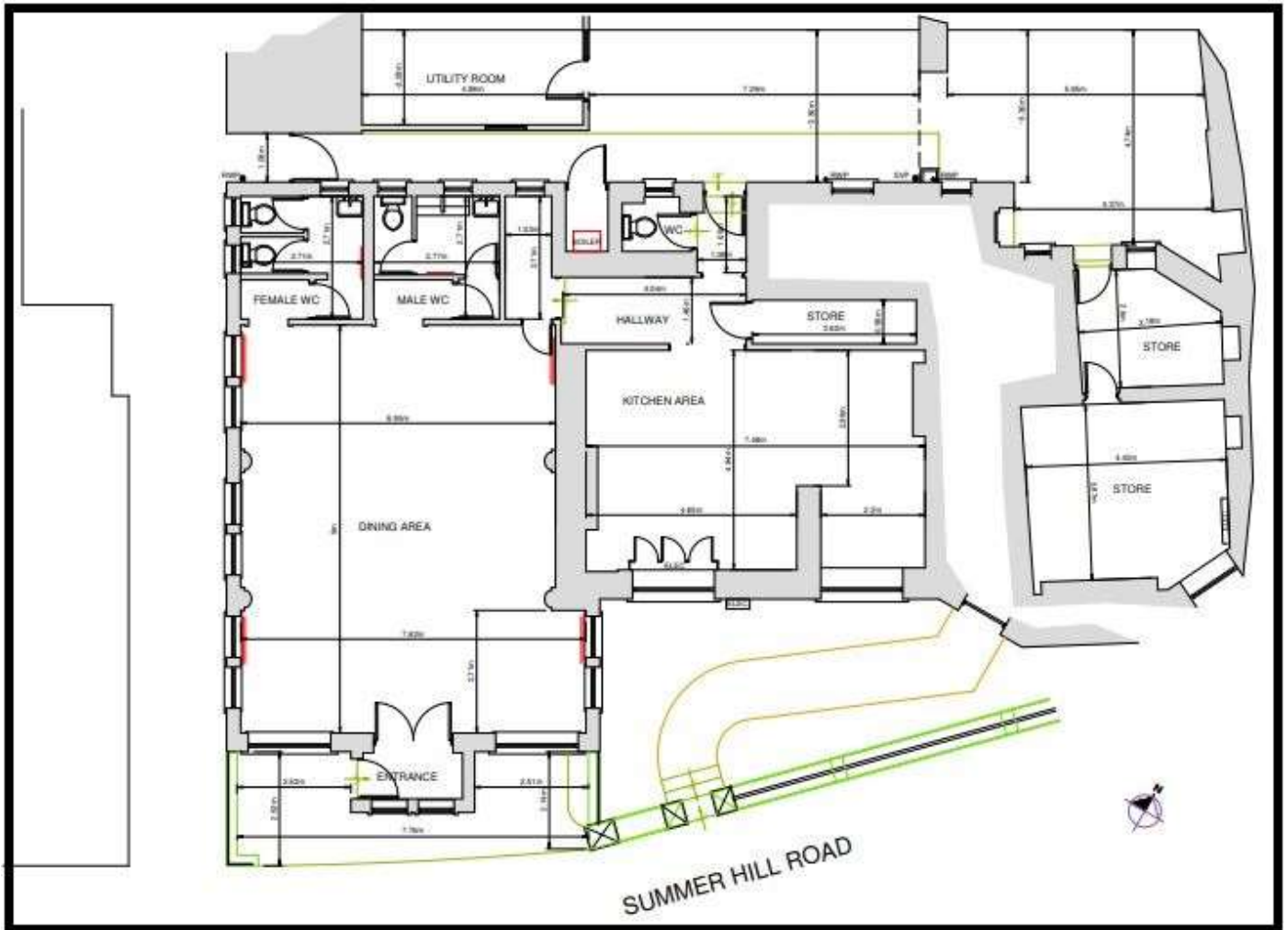
LEGAL FEES

Each party to pay their own legal fees.

VIEWING

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





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