

TO LET



HAIRDRESSERS/RETAIL SPACE – £10,500 pa + VAT. - Approximately 772 sq ft

3 Granville Street, Douglas



- Recently modernised hairdressers arranged over Ground and Lower Ground Floors, in the Retail centre of Douglas.
- The property is situated between Strand Street and Castle Street, just off Loch Promenade.
- Separate kitchen/staffroom on the Lower Ground Floor, WC situated on the First Floor.
- Double glazed, Gas fired central heating.
- Vacant possession on completion of all legal formalities.

Over/...

DESCRIPTION

Fantastic opportunity to acquire a lease on this prime located property in the centre of Douglas, just off the main pedestrianised area. Arranged over the Ground and Lower Ground Floors with access to the WC on the First Floor.

LOCATION

Travelling from Douglas Sea Terminal along The Promenade, Granville Street can be found on the left-hand side just before Jaks Bar & Steakhouse. Turning into Granville Street the property can be found on the right-hand side.

ACCOMMODATION

Ground Floor – Approximately 253 sq ft

- Reception Area
- 4 x Hairstations
- 2 x Wash basins

Lower Ground Floor – Approximately 519 sq ft

- 1 x Hairstation
- 2 x Wash basins
- Kitchen / Staffroom
- Store

First Floor

- Access to WCs

LEASE TERMS/REPAIRING OBLIGATIONS

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

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

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