

LEASE ASSIGNMENT / SUBLET

LEISURE / RETAIL PREMISES - £50,000 pa exclusive - Ground Floor (3,143 sq ft)

Unit 3, 7 – 17 Wellington Street, Douglas



- Modern, industrial style, town centre ground floor retail premises.
- Open plan layout, lending itself to a variety of potential uses subject to planning permission.
- Positioned upon a popular high street walk through.
- Vacant possession on completion of all legal formalities.

Over/...

DESCRIPTION

Modern town centre retail premises which offers an extensive frontage on a popular high street walk through.

LOCATION

Situated in the Town Centre (to the rear of Barclays Bank), the premises are located close to the leading retail streets in the town (Strand Street and Duke Street) and the principal finance sector area, (Athol Street, Victoria Street and Prospect Hill). Walking along Duke Street from Starbucks, turn left at Marks and Spencer onto Wellington Street where the premises are on the left-hand side, adjacent to Carrefour Gym. The entrance to Marks and Spencer car park is located just at the top of Wellington Street.

ACCOMMODATION

Ground Floor: 3,143 sqft

A broadly open plan area suitable for a wide variety of business types.

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A lease assignment is available on a standard FRI term via service charge. Tenant to pay rates and insurance. The lease is due to expire on the 13th September 2025. A new lease may be available subject to contract and landlord consent.

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

It is our understanding that all mains' services are installed.

TENURE

Vacant possession on completion of legal formalities.

LEGAL FEES

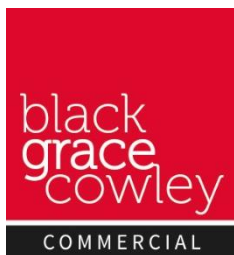
Each party to pay their own legal fees.

VIEWING

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

REFERENCES

Vacant possession on completion of legal formalities.



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