

FOR SALE / TO LET

PRIME RETAIL UNIT – Approximately 1,439 sq ft

FREEHOLD – OIEO ~~£349,000~~ - £300,000 - NO VAT

LEASEHOLD - ~~£26,000~~ - £18,000 – NO VAT

55 Strand Street, Douglas



- Modern retail unit available in a prime location within the heart of the Island's premier retail and pedestrianised thoroughfare, Strand Street.
- Short distance from the main central business district and within walking distance of all the town centre's amenities.
- Retail area with ancillary stores, office/kitchen, WC and parking space to the rear.
- Available for immediate occupation.
- Contact us today to explore the endless possibilities for your retail venture!

Over/...

DESCRIPTION

This modern retail unit is more than just a space, it's an opportunity for your business to thrive in the vibrant heart of Strand Street. Excellent condition throughout and includes retail area, rear office/kitchen and separate WC with storage/ancillary space to the first floor. At the back of the unit there is a parking space/loading area.

LOCATION

Walking from Marks and Spencer on Strand Street, continue past TK Maxx. The property can be found on the left-hand side opposite The Post Office.

ACCOMMODATION

Ground Floor – Approximately 811 sq ft

- Retail Area – Approx 694 sq ft
- Office/kitchen – Approx 117 sq ft
- WC

First Floor – Approximately 628 sq ft

- Room 1 – Approx 386 sq ft
- Storage Room – Approx 242 sq ft

LEASE TERMS/REPAIRING OBLIGATIONS

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

RENT REVIEWS

Standard three yearly upward only rent reviews.

DIRECTOR'S GUARANTEE/DEPOSIT

A Director's guarantee may be required if the lease is being taken in the name of a Limited Company.

SERVICES

Mains services are installed.

TENURE

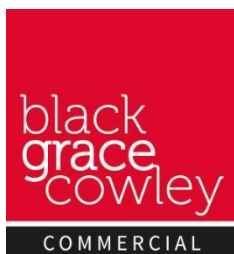
Vacant possession on completion of legal formalities.

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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