

TO LET



RETAIL BASEMENT UNIT - £5,280 pa. including service charge. NO VAT – Approx 330 sq ft

9-11 Duke Street, Douglas



- Basement Unit 2 a/b is available to rent in this prominently positioned building in Douglas Town Centre.
- Conveniently located in one of the main pedestrianized retail areas, with close proximity to public transportation links.
- WCs to common areas.
- Available from 1st March 2024.

Over/...

DESCRIPTION

Housed within a distinguished corner building in Douglas town centre, this basement retail space combines historical charm with modern potential.

Whether it's a boutique, gallery or specialty store, the space is adaptable to the needs and vision of a diverse range of businesses. Despite being in the basement, a large display window at street level ensures that the property remains visible and attracts attention from passerby.

LOCATION

9-11 Duke Street occupies the left side corner position of Duke Street and Lord Street. Travelling from the Sea Terminal along Lord Street the property can be found on the right-hand side just after the main bus station on the opposite side.

ACCOMMODATION

Basement Unit 2 A/B: Approx 330 sq ft

- WCs to common areas.
- Allocated advertising window.

Rent - £375 pcm

Service Charge - £65 pcm

LEASE TERMS/REPAIRING OBLIGATIONS

A new lease is available on standard FRI terms via a service charge which includes communal & window lighting, communal cleaning & products, building insurance, fire alarm & emergency light checks & maintenance and ground floor window cleaning. Tenant to pay rates and utility costs.

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.

TENURE

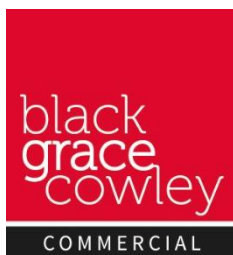
Available from 1st March 2024.

LEGAL FEES

Each party to pay their own legal fees.

VIEWING

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



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