

TO LET

MODERN RETAIL UNIT IN PRIME CORNER LOCATION – £32,000 pa + VAT - Approx 1,910 sq ft

Ground and Lower Ground Floor, 25–27 Victoria Street, Douglas



- Modern Ground and Lower Ground Floor Shop in Prime Corner Location on Victoria Street.
- High footfall location within walking distance of town centre amenities.
- Refurbished to a modern specification and available for immediate occupation.
- Formerly occupied by a hairdressers, however suitable for a variety of retail businesses.
- Light and airy with reception, separate kitchen, WC, and storage facilities.

Over/...

DESCRIPTION

The retail unit is accessible directly from Victoria Street. The shop has been refurbished to a modern specification and split over ground / lower ground floor. There is a feature shop floor staircase for customers and a separate rear staircase for staff. The premises has a contemporary kitchen, plenty of storage and WC facilities within the demise.

LOCATION

Travelling down Prospect Hill to Victoria Street, continue past Starbucks and the property can be found on the right-hand side, opposite Freshly Squeezed.

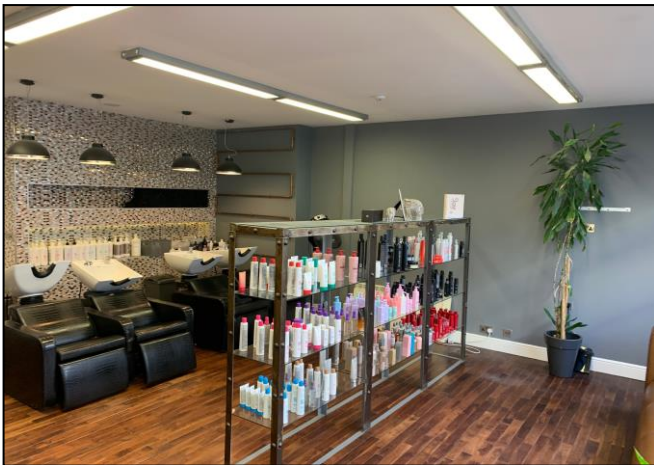
ACCOMMODATION

Ground Floor – Approx 1,200 sq ft

- Open Plan Area
- Backwash Area
- Kitchen
- WCs

Lower Ground – Approx 710 sq ft

- Open Plan Area
- Various Storage Areas



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LEASE TERMS/REPAIRING OBLIGATIONS

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

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

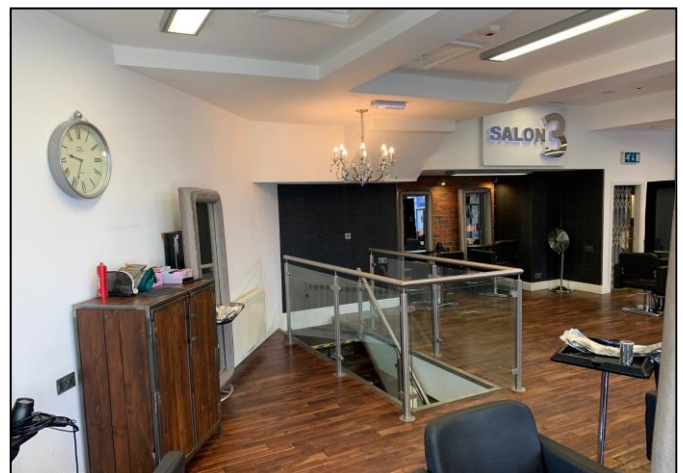
Vacant possession on completion of legal formalities.

LEGAL FEES

Each party to pay their own legal fees.

VIEWING

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



Black Grace Cowley Limited

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

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