

TO LET

RESTAURANT PREMISES – £17,000 pa (NO VAT) - Approximately 1,054 sq ft

10-12 Prospect Hill, Victory Court, Douglas, IM1 1EH



- Fabulous opportunity to lease this centrally located former restaurant, in the heart of Douglas Town Centre. There is a huge amount of footfall as this location provides the pedestrian link from the business district directly in to the retail district.
- Open plan restaurant with washing-up/prep room areas, kitchen area, rear storeroom and ladies and gents WCs.
- In close proximity to public transport links and 'pay and display' car parks.
- Available for immediate occupation on completion of all legal formalities.

Over/...

DESCRIPTION

Great opportunity to lease this former popular restaurant in the heart of Douglas Town Centre. Some commercial equipment still in situ, with extractor, wash-up/prep areas, kitchen, rear storage

LOCATION

Travelling down Prospect Hill, take the concrete steps directly after Prime Performance, on the left-hand side where the restaurant can be found half-way down the steps on the right-hand side. Alternatively, it can be accessed from the rear of Marks & Spencer on Market Street, taking the steps half-way up.

ACCOMMODATION

Approximately 1,054 sq ft in total

- Open plan seating area
- Kitchen
- Wash-up / preparation Room
- Further Wash-up Area
- Rear Storeroom
- Ladies & Gents WCs

LEASE TERMS/REPAIRING OBLIGATIONS

A new lease is available on standard FRI terms via a service charge.

RENT REVIEWS

Standard three yearly reviews linked to Manx RPI.

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

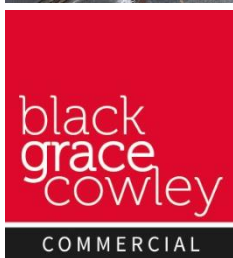
Vacant possession on completion of legal formalities.

LEGAL FEES

Each party to pay their own legal fees.

VIEWING

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



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Black Grace Cowley Limited

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

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