TO LET

Unit 2, Heron Units – £1,000 per calendar month exc VAT - Approx 500 sq ft

Unit 2, Heron Units, Cushag Road, Douglas, IM2 2BZ

- Popular Former Butchers Unit with Ample Parking - Accessible from Koinney Avenue.
- Located In The Heart of Anagh Coar Housing Estate, Neighbouring Yummy House Chinese Takeaway and The Heron Pub.
- Shared Rear Delivery Yard.
- In Need of Refurbishment.
- Potential for Alternative Uses Subject to Planning Permission.
- Available for immediate occupation.

Over/…

DESCRIPTION

Great opportunity to lease this former Popular Butchers, in the heart of Anagh Coar Housing Estate, neighbouring Yummy House Chinese Takeaway and The Heron Pub.

LOCATION

Travelling along the New Castletown Road from the A5 towards B&Q Roundabout, Anagh Coar is located on the right-hand side after the traffic light cross roads. The building is accessible directly from Koinney Avenue but has visibility from Cushag Road.

ACCOMMODATION

- Large Shop Floor with Sink Area.
- Small WC.
- Smaller Room To Rear.
- Shared Rear Courtyard / Delivery Yard.

LEASE TERMS/REPAIRING OBLIGATIONS

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

RENT REVIEWS

Standard three yearly upward only rent reviews.

DIRECTOR'S GUARANTEE/DEPOSIT

Deposits or a Parent Company / Director's guarantees may be required in the case of Limited Companies.

SERVICES

All mains' services are installed i.e gas, electric and water.

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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