

# TO LET

58 Strand Street, £2,500 per calendar month exc VAT - Approx 1,500 sq ft

58 Strand Street, Douglas, IM1 2EL



- Prime ground floor retail unit situated within the heart of the Island's pedestrianised thoroughfare of Strand Street.
- Fully fitted-out retail unit with LED lighting, shelving display, counter, separate kitchen, changing units, WC and storage facilities.
- Delivery lane conveniently located to the rear of the property.
- Newly installed electric radiators.
- Available from mid-September 2025.

Over/...

## DESCRIPTION

Great opportunity to lease a well-presented retail unit in the heart of Strand Street, the Isle of Mans premier retailing district. Excellent condition throughout and includes rear storage, kitchen and separate WC. The loading bay can be found at the rear of the property.

## LOCATION

Walking from Marks and Spencer on Strand Street, the property is located on the right-hand side next to the Post Office.

## ACCOMMODATION

- Large Shop Floor.
- Rear Storage Area.
- Small Kitchenette to the rear.
- Single WC.
- Doors leading to loading area to the rear of the shop.

## 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.

## Rates

IOM Government Rates: £3,663.44 (2024 – 2025)  
Douglas Borough Council Rates: £5,042.40 (2024 - 2025)

## SERVICES

Mains services are installed i.e electric and water.

## TENURE

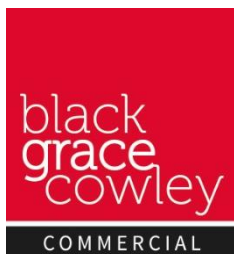
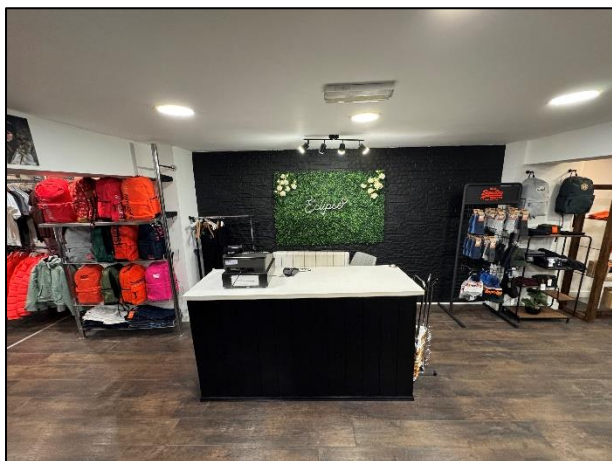
Vacant possession on completion of legal formalities.

## LEGAL FEES

Each party to pay their own legal fees.

## VIEWING

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



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### Black Grace Cowley Limited

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