

TO LET

GROUND FLOOR OFFICE SUITE – £ 3,500 + VAT per annum excl. – Approx. 201 sq ft

Suite 1, Well Road House, Market Street, Douglas



- Modern Ground Floor Office/Retail Suite available in Douglas City Centre
- Short distance from Government Offices and within walking distance of all the town centre's amenities.
- Just off Strand Street - within easy walking distance of all the town centre's amenities. Adjacent to The Strand Centre and Chester Street multi-storey car park.
- Comprises waiting room, main room with sink, and separate WC.
- Available now.

Over/...

DESCRIPTION

Opportunity to take a new lease on a ground-floor suite in Well Road House. As the property occupies a prominent corner position, the suite is light and airy and benefits from having its own waiting room and WC.

The convenient city centre location makes the building easy to find.

LOCATION

From Harris Promenade, travel up Church Road and turn left onto Market Street. The premises can be found on the left-hand side immediately before The Strand Shopping Centre, above Clear Pharmacy and opposite Chester Street multi-storey car park.

ACCOMMODATION

This versatile Ground floor suite extends to approximately 201 sq ft. It comprises of waiting room, main room, and private WC.

LEASE TERMS/REPAIRING OBLIGATIONS

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

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

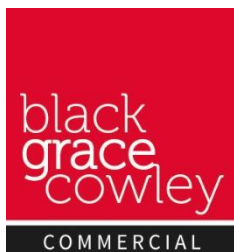
Vacant possession on completion of legal formalities.

LEGAL FEES

Each party to pay their own legal fees.

VIEWING

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



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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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