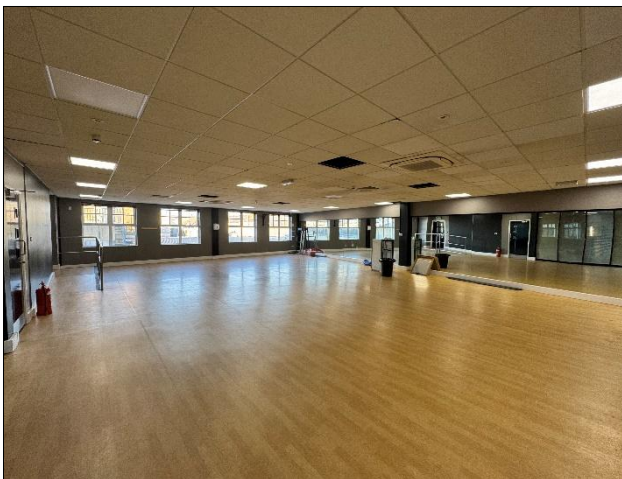


TO LET

PURPOSE BUILT GYM - £POA per annum - FIRST FLOOR, SECOND FLOOR, PART THIRD FLOOR (12,190 sq ft)

Unit 2 , 7 – 17 Wellington Street, Douglas



- Modern, purpose-built Gym facility in the heart of the City Centre, situated over first floor, second floor and part third floor premises.
- Open plan layout, lending itself to a variety of potential uses subject to planning permission.
- Fully air conditioned with changing rooms, shower facilities and steam room.
- Vacant possession on completion of all legal formalities.

Over/...

DESCRIPTION

Purpose built city centre gym premises which offers an extensive frontage on a popular high street walk through.

LOCATION

Situated in the Town Centre (to the rear of Barclays Bank), the premises are located close to the leading retail streets in the town (Strand Street and Duke Street) and the principal finance sector area, (Athol Street, Victoria Street and Prospect Hill). Walking along Duke Street from Starbucks, turn left at Marks and Spencer onto Wellington Street where the premises are on the left-hand side. The entrance to Marks and Spencer car park is located just at the top of Wellington Street.

ACCOMMODATION

**First Floor, Second Floor and part Third Floor
12,190 sq. ft**

A broadly open plan area suitable for a wide variety of business types.

LEASE

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

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

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

TENURE

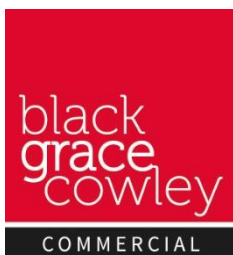
Vacant possession on completion of legal formalities.

LEGAL FEES

Each party to pay their own legal fees.

VIEWING

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



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