

# TO LET

Ground Floor Pub with Large 2 Bed Maisonette – £27,000 per annum exc



## 17 CASTLE STREET, DOUGLAS



- Newly refurbished ground floor pub and 2 bed maisonette within the heart of the Island's pedestrianised thoroughfare of Castle Street.
- Would make a fantastic B&B subject to planning permission.
- Private car park space for 1 x vehicle located at the rear.
- Delivery lane conveniently located to the rear of the property.
- Potential for alternative uses subject to planning permission.

## DESCRIPTION

Victorian Style 3 storey building with a slate pitched roof. Ground Floor pub with a small kitchen and WC at 1<sup>st</sup> Floor Level with disabled WC at ground floor level. Interlinked fire alarm with the flat above.

2 x bed Maisonette is accessed via the rear external staircase from the courtyard. Good size kitchen with large living room. 2 x large double bedrooms, 1 x study and family size bathroom with shower. Heating is gas boiler.

The ground floor pub and maisonette are independently metered.

## DIRECTORS GUARANTEE & SECURITY DEPOSIT

A Director's guarantee will be required if the lease is taken in the name of a limited company. A security deposit equivalent to one quarter's rent is to be paid on term commencement and to be returnable on satisfactory expiry of the lease.

## REFERENCES

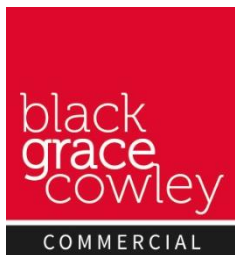
Financial and professional references will be required from prospective tenants and guarantors may be required in the case of limited companies.

## POSSESSION

Vacant possession upon completion of all legal formalities.

## VIEWING

Further details and viewing arrangements strictly by appointment through the Agents, **Black Grace Cowley**.



**Sharon Gelling**  
Commercial Department  
**01624 645550 (option 3)**  
sharon@blackgracecowley.com

**Ben Quayle**  
Commercial Director  
**01624 645550 (option 3)**  
ben@blackgracecowley.com

### Black Grace Cowley Limited

Details of Black Grace Cowley can be viewed on our website [blackgracecowley.com](http://blackgracecowley.com)

This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by Black Grace Cowley as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions set out herein for the purpose of any particular transaction, and no responsibility or liability, whether in negligence or otherwise, is accepted by Black Grace Cowley or by any of its directors, officers, employees, agents or representatives for any direct, indirect or consequential loss or damage which may result from any such reliance or other use thereof. All rights reserved. No part of this publication may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution.