

# TO LET

**GROUND FLOOR UNIT – £5,000 pa + VAT - Approximately 270 sq ft**

## 19 DOUGLAS STREET, PEEL



- Lovely, light unit conveniently located in the heart of old Peel
- Directly opposite free disc-zone parking
- Welcoming reception area with two treatment rooms with sinks, off
- Suitable for a variety of uses
- Available from mid January 2026

Over/...

## DESCRIPTION

An opportunity to lease this well located, former beauty salon on Douglas Street, in the centre of Peel. The unit comprises of a reception area, separate room mid property and a further room at the rear. Would be ideal for a range of businesses or services.

## LOCATION

Travelling into Peel town centre on Tynwald Road (A1) the main route from Douglas/St John's, continue along Douglas Street, past the junction of Albany Street, until the junction of West View, turn left and follow the one way system to the town centre car park. The property can be seen opposite the town centre car park.

## ACCOMMODATION

**Reception** – approx. 108 sq ft – welcoming reception area with plug sockets and large window overlooking Douglas Street.

**Room 1** – approx. 54 sq ft – comprising fitted drawers and shelving, sink, power points, internal window.

**Room 2** – approx. 108 sq ft – with sink, shelving and power points.



black  
grace  
cowley

COMMERCIAL

**Sharon Gelling**  
Commercial Department  
**01624 645550**  
[sharon@blackgracecowley.com](mailto:sharon@blackgracecowley.com)  
**Ben Quayle**  
Commercial Department  
**01624 645550**  
[ben@blackgracecowley.com](mailto:ben@blackgracecowley.com)

## LEASE TERMS/REPAIRING OBLIGATIONS

A new lease is available on standard FRI terms via a service charge. Tenant to own pay rates and portion of building 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**.



**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.