

TO LET



PRIME RETAIL SPACE – £ 35,000 pa + VAT Ground Floor (approx.600 sq ft) & 1st Floor (approx. 520 sq ft)

83 Strand Street, Douglas



- Prime Retail Unit with Full Glass Frontage in Strand Street, Douglas.
- In Main Pedestrianised Area Adjoining the Popular Strand Shopping Centre.
- Ground Floor Retail Space with First Floor Ancillary and Storage.
- Available Immediately.

Over/...

<p>DESCRIPTION</p> <p>This retail unit is situated in the pedestrianised Strand Street retail thoroughfare in Douglas City Centre. A modern building with a full glass frontage, the eye-catching unit is in a prime position in the Island's busiest shopping district. Close to parking facilities and well served by public transport, Strand Street is the retail hub of the central business district.</p> <p>LOCATION</p> <p>Situated in the heart of Strand Street, this retail unit is located close to the Strand Shopping Centre, next door to Pandora and opposite Next; the newly renovated HSBC bank, River Island, TG Jones, Boots and Marks and Spencer's are all located close by; alongside cafes, banks and post office facilities.</p> <p>ACCOMMODATION</p> <p>Shop with full glass frontage to maximise sale space. Staff toilets and breakout room upstairs.</p> <p>Ground Floor: Sales area – approx.. 600 sq ft</p> <p>First Floor: Ancillary/Storage – approx.. 520 sq ft</p> <p>Rear service lane to Market Street.</p>	<p>LEASE TERMS/REPAIRING OBLIGATIONS</p> <p>A new lease is available on standard FRI terms via a service charge. Tenant to pay rates and insurance.</p> <p>RENT REVIEWS</p> <p>Three yearly rent reviews.</p> <p>DIRECTOR'S GUARANTEE/DEPOSIT</p> <p>A Director's guarantee may 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.</p> <p>SERVICES</p> <p>Mains services are installed.</p> <p>TENURE</p> <p>Vacant possession on completion of legal formalities.</p> <p>LEGAL FEES</p> <p>Each party to pay their own legal fees.</p> <p>VIEWING</p> <p>Strictly by appointment through Black Grace Cowley.</p>
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