

TO LET

MODERN BAR & RESTAURANT – 2,552 sq ft - £32,500 pa (NO VAT)



Bar George, Hill Street, Douglas



- Modern, iconic bar & restaurant suite on the ground floor, in a prominent corner position in Douglas City Centre. The bar is open plan with attractive features including solid wooden floor, contemporary built-in seating, high arched ceiling, arched windows and modern ladies and gents WCs. There is also a large commercial kitchen, staff room and store.
- Located in the central business area but also within easy walking distance of Government Offices and all the city centre amenities.
- Bar George has long been established as a popular venue for drinks, eating, showing of sports events and private and group bookings.
- There is also opportunity to rent the office space above, St George's Chambers.

Over/...

ACCOMMODATION

Bar & Restaurant Area – 70ft x 30ft – 2,100 sq ft
Separate Ladies and Gents Toilets
Communal Kitchen – 356 sq ft
Staff area/staff WC – 78 sq ft
Store room

LOCATION

Travelling along Athol Street, take the first turning right onto Upper Church Street. St George's Chambers/Bar George is clearly visible on the corner of Upper Church Street and Hill Street.

LEASE TERMS

New leases are available on effective FRI terms. Tenant to own rates and a portion of the building insurance.

POSSESSION

Vacant possession upon completion of all legal formalities.

SERVICES

It is understood all mains services are connected to the building.

DEPOSIT & DIRECTOR'S GUARANTEE

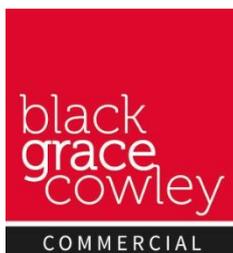
A security deposit equivalent to one quarter's rent is to be paid on term commencement and to be returnable on satisfactory expiry of the lease. A director's guarantee will be required if the lease is taken in the name of a limited company.

VIEWING

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

REFERENCES

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



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