

TO LET

Turnkey Café Opportunity – 1,120 sq. ft - £20,000 per annum (NO VAT)

Victory House, Prospect Hill, Douglas, IM1 1EQ



- Rare Opportunity to Lease a Café Ready for Immediate Occupation.
- Ideally located in a high footfall location which is the main arterial route for office workers making their way to Strand Street.
- Upstairs seating area for 30 covers with further outdoor seating during the summer months.
- Kitchen Items and furniture available by way of separate negotiation.

Over/...

DESCRIPTION

Full equipped café and kitchen with rear courtyard area. Male and Female WCs located within the demise.

LEASE TERMS

New lease available directly with the Landlord on full repairing and insuring terms (FRI).

LOCATION

The premises are situated within the walkway steps of Victory House, Prospect Hill, and directly behind Marks and Spencer store and car park.

ACCOMMODATION

Café – 1,120 sq. ft

SERVICES

All mains services are connected including electricity, gas and water.

RENT DEPOSIT

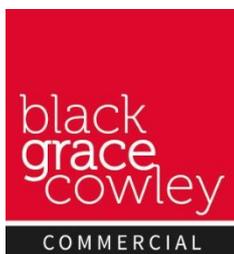
Standard 3 month deposit to be paid prior to lease commencement.

LEGAL FEES

Each party to be responsible for their own legal costs.

VIEWING

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



Sharon Gelling
Commercial Department
01624 645550
sharon@blackgracecowley.com

Amber Filson
Property Management Administrator
01624 645550
amber@blackgracecowley.com

Ben Quayle
Commercial Director
01624 645550
ben@blackgracecowley.com

Black Grace Cowley Limited

Details of Black Grace Cowley can be viewed on our website 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.