

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 a large area of disc-zone parking
- Welcoming reception, area with two smaller rooms with sinks
- Suitable for a variety of uses – retail/treatments etc.
- Available immediately.

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.



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COMMERCIAL

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

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