

# TO LET – RETAIL UNITS



**TWO RETAIL UNITS – £8,640/£9,140 pa excl. - Approximately 432/457 sq ft**

## Villa Marina Arcade, Douglas



- Two neighbouring retail units ready for occupation within the Villa Arcade.
- Extensive glass frontages spanning the width of each unit.
- Short distance from Douglas town centre and within its own retail catchment.
- Conveniently located upon Douglas promenade providing ample parking and footfall.
- Available for immediate occupation on completion of all legal formalities.

Over/...

## DESCRIPTION

The Villa Arcade, an integral part of the historic Villa Gaiety complex, is a landmark on the island. This attractive location hosts a variety of traders and hosts the bar facilities for popular Gaiety Theatre events, ensuring a steady flow of visitors throughout the year. Available for lease within the Villa Arcade are two retail units featuring expansive glazed frontages framed in classic wood, offering a visually appealing aesthetic.

The units boast a clean and simple design with veneered wood flooring, painted and plastered walls, and modern spot lighting. The wider arcade is designed to provide a light and airy communal space, enhanced by public amenities such as restrooms, CCTV surveillance, and onsite management.

## LOCATION

The arcade can be located at the northern side of Douglas promenade. Before approaching the roundel, you can see the famous Gaiety Theatre where the Villa Arcade is immediately to the right.

## ACCOMMODATION

### Unit 6A/B Double Unit

- Area – 457 sqft £9,140 / annum + VAT

### Unit 7 Single Unit

- Area – 432 sqft £8,640 / annum + VAT

## LEASE TERMS/REPAIRING OBLIGATIONS

A new lease is available on internal repairing and insuring terms. Tenant to pay service charge (10% of rent +VAT) rates, content insurance and waste disposal charges.

## TENURE

Vacant possession on completion of legal formalities.

## LEGAL FEES

Each party to pay their own legal fees.

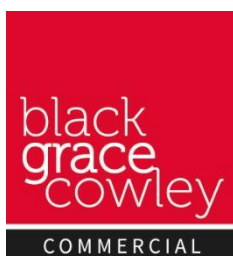
## INTERESTED PARTIES

Expressions of interest for consideration are invited from potential tenants, which should include the following details –

- Detail of the business and team delivering it.
- Why the business will be suited to the Villa Marina Arcade.
- Proposed use and operating hours of the business.
- Preferred lease length.
- Number of staff working at or from the unit.

## VIEWING

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



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### **Black Grace Cowley Limited**

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