

# TO LET



**RETAIL BASEMENT UNIT - £5,280 pa. including service charge. NO VAT – Approx 330 sq ft**

## 9-11 Duke Street, Douglas



- Basement Unit 2 A/B is available to rent in this prominently positioned building in Douglas Town Centre.
- Conveniently located in one of the main pedestrianized retail areas, with close proximity to public transportation links.
- Recently redecorated and recarpeted. Water available to Unit B.
- WCs to common areas.
- Vacant possession on completion of all legal formalities.

Over/...

## DESCRIPTION

Housed within a distinguished corner building in Douglas town centre, this basement retail space combines historical charm with modern potential.

Whether it's a boutique, gallery or specialty store, the space is adaptable to the needs and vision of a diverse range of businesses. Despite being in the basement, a large display window at street level ensures that the property remains visible and attracts attention from passerby.

## LOCATION

9-11 Duke Street occupies the left side corner position of Duke Street and Lord Street. Travelling from the Sea Terminal along Lord Street the property can be found on the right-hand side just after the main bus station on the opposite side.

## ACCOMMODATION

**Basement Unit 2 A/B: Approx 330 sq ft**

- WCs to common areas.
- Allocated advertising window.

Rent - £375 pcm

Service Charge - £65 pcm

## LEASE TERMS/REPAIRING OBLIGATIONS

A new lease is available on standard FRI terms via a service charge which includes communal & window lighting, communal cleaning & products, building insurance, fire alarm & emergency light checks & maintenance and ground floor window cleaning. Tenant to pay rates and utility costs.

## 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.

## TENURE

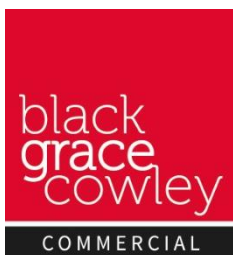
Vacant possession of all legal formalities.

## LEGAL FEES

Each party to pay their own legal fees.

## VIEWING

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



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### Black Grace Cowley Limited

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