

# TO LET – OFFICE/RETAIL SPACE



3<sup>rd</sup> FLOOR – £800 pcm + Serv Chg £215 pcm - NO VAT - Approx 1,593 sq ft

## 9-11 Duke Street, Douglas



- Modern Office/Retail Suite available to rent at this prominently positioned building in Douglas City Centre.
- Conveniently located in one of the main pedestrianised areas, with close proximity to public transportation links.
- Open Plan Office with separate Meeting Room, Kitchen, 2 x WCs and Store/Boiler Room. Lift access to upper floors.
- Available from 1<sup>st</sup> October 2024 (or sooner by mutual consent).

Over/...

## DESCRIPTION

Housed within a distinguished prominent corner property in Douglas City Centre, this space is adaptable to the needs and vision of a diverse range of businesses (STPP). A large display window at street level ensures that the business 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

**Approximately 1,593 sq ft in total**

- Open Plan Office Space
- Small Meeting Room
- Kitchen
- 2 x WCs
- Store / Boiler Room
- Lift Access
- Allocated advertising window

## 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.

## SERVICES

Mains services are installed.

## TENURE

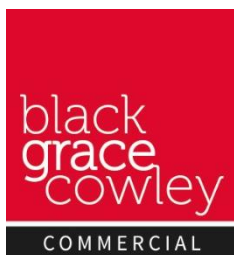
Available from 1<sup>st</sup> October 2024 (or sooner by mutual consent)

## 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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