

# TO LET

Unit 2, Heron Units – £1,000 per calendar month exc VAT - Approx 1,000 sq ft

Unit 2, Heron Units, Cushag Road, Douglas, Isle of Man, IM2 2BZ



- Popular Former Butchers Unit with Ample Parking Accessible from Koinney Avenue.
- Located In The Heart of Anagh Coar Housing Estate, Neighbouring Yummy House Chinese Takeaway and The Heron Pub.
- Shared Rear Delivery Yard.
- In Need of Full Refurbishment.
- Potential for Alternative Uses Subject to Planning Permission.
- Available for immediate occupation.

Over/...

## DESCRIPTION

Great opportunity to lease this former Popular Butchers, in the heart of Anagh Coar Housing Estate, neighbouring Yummy House Chinese Takeaway and The Heron Pub.

## LOCATION

Travelling along the New Castletown Road from the A5 towards B&Q Roundabout, Anagh Coar is located on the right hand side after the traffic light cross roads. The building is accessible directly from Koinney Avenue but has visibility from Cushag Road.

## ACCOMMODATION

- Large Shop Floor with Sink Area.
- Small WC.
- Former Refrigerant Room.
- Small Kitchenette to the Rear.
- Shared Rear Courtyard / Delivery Yard.

## LEASE TERMS/REPAIRING OBLIGATIONS

A new lease is available on standard FRI terms. Tenant to pay rates, insurance and utilities.

## RENT REVIEWS

Standard three yearly upward only rent reviews.

## DIRECTOR'S GUARANTEE/DEPOSIT

Deposits or a Parent Company / Director's guarantees may be required in the case of Limited Companies.

## SERVICES

All mains services are installed i.e gas, electric and water.

## 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**.



**Sharon Gelling**  
Commercial Department  
**01624 645550 (option 3)**  
[sharon@blackgracecowley.com](mailto:sharon@blackgracecowley.com)  
**Ben Quayle**  
Commercial Director  
**01624 645550 (option 3)**  
[ben@blackgracecowley.com](mailto:ben@blackgracecowley.com)

### Black Grace Cowley Limited

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