

# TO LET

58 Strand Street, £2,500 per calendar month exc VAT - Approx 1,500 sq ft

58 Strand Street, Douglas, IM1 2EL



- Prime ground floor retail unit situated within the heart of the Island's pedestrianised thoroughfare of Strand Street.
- Fully fitted-out retail unit with LED lighting, shelving display, counter, separate kitchen, changing units, WC and storage facilities.
- Delivery lane conveniently located to the rear of the property.
- Newly installed electric radiators.
- Available for immediate occupation.

Over/...

## DESCRIPTION

Great opportunity to lease a well-presented retail unit in the heart of Strand Street, the Isle of Mans premier retailing district. Excellent condition throughout and includes rear storage, kitchen and separate WC. The loading bay can be found at the rear of the property.

## LOCATION

Walking from Marks and Spencer on Strand Street, the property is located on the right-hand side next to the Post Office.

## ACCOMMODATION

- Large Shop Floor.
- Rear Storage Area.
- Small Kitchenette to the rear.
- Single WC.
- Doors leading to loading area to the rear of the shop.

## 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.

## Rates

IOM Government Rates: £3,663.44 (2024 – 2025)  
Douglas Borough Council Rates: £5,042.40 (2024 - 2025)

## SERVICES

Mains services are installed i.e electric and water.

## TENURE

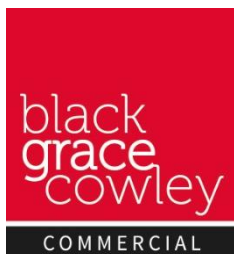
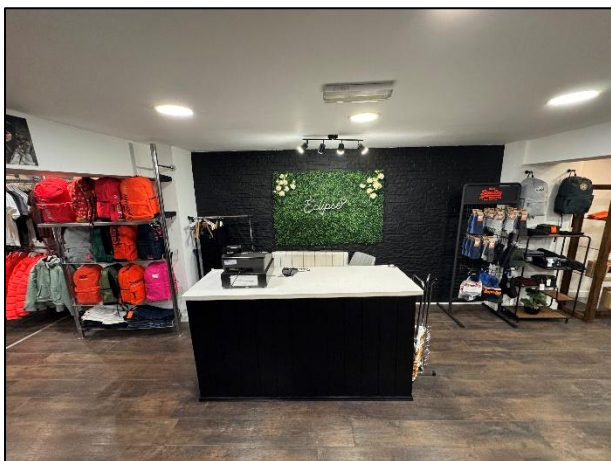
Vacant possession on completion of legal formalities.

## 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)

**Debbie Hinks**  
Commercial Department  
01624 645550 (option 3)

[sharon@blackgracecowley.com](mailto:sharon@blackgracecowley.com)

### Black Grace Cowley Limited

Details of Black Grace Cowley can be viewed on our website [blackgracecowley.com](http://blackgracecowley.com)

This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by Black Grace Cowley as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions set out herein for the purpose of any particular transaction, and no responsibility or liability, whether in negligence or otherwise, is accepted Black Grace Cowley or by any of its directors, officers, employees, agents or representatives for any direct, indirect or consequential loss or damage which may result from any such reliance or other use thereof. All rights reserved. No part of this publication may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution.