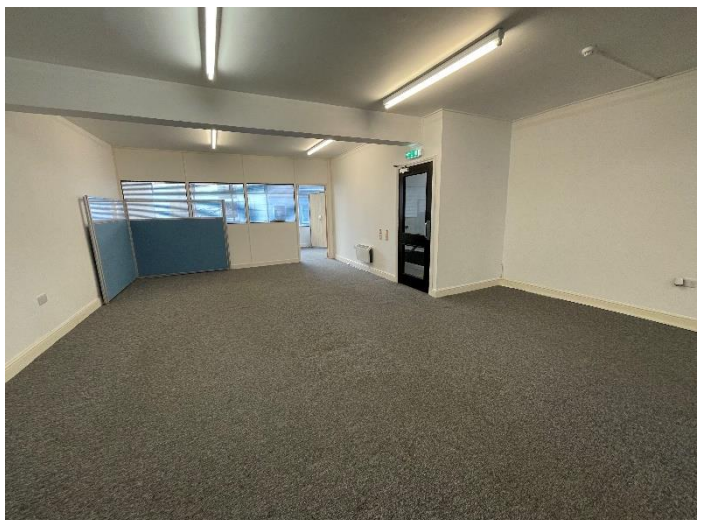


# TO LET

**DOUBLE-FRONTED RETAIL UNIT – £35,000 pa NO VAT - Approximately 1,706 sq ft (Total)**

## 73-75 Strand Street, Douglas



- A fabulous double-fronted Retail Unit to lease, which occupies one of the best positions on Strand Street.
- Arranged over two floors with open plan retail space to Ground Floor and glass partitioned office to the First Floor.
- Recently refurbished / redecorated.
- Available for immediate occupation on completion of all legal formalities.
- Ground Floor 888 sq ft / First Floor 818 sq ft.

Over/...

## DESCRIPTION

A great opportunity to lease this double fronted retail shop unit over two storeys. Fabulous glass frontage with open plan retail space to the Ground Floor.

## LOCATION

Walking up Strand Street from Marks and Spencer, past TK Maxx and WH Smiths towards the Strand Centre where the premises can be found on the left-hand side.

## ACCOMMODATION

### Ground Floor – Approximately 888 sq ft

- Open Plan Retail Area with stairs to First Floor
- Store Room/Changing Room
- Kitchen
- Back to rear lane

### First Floor – Approximately 818 sq ft

- Glass Partitioned Office
- Staff WC
- Back door to fire escape

## LEASE TERMS/REPAIRING OBLIGATIONS

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

## 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

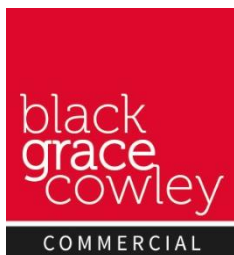
Vacant possession on completion of legal formalities.

## LEGAL FEES

Each party to pay their own legal fees.

## VIEWING

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



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

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