

# TO LET

RETAIL UNIT – £25,000 pa - no VAT

## 10 Castle Street, Douglas, IM1 2EU



- Due to relocation - Modern Retail Unit to Lease, currently operating as a very popular café.
- Conveniently located in one of the main pedestrianised areas in Douglas Town Centre.
- Will suit a variety of retail businesses.
- Arranged over five floors.

Over/...

## DESCRIPTION

Due to the relocation of one of the most popular café's on the High Street, a fantastic opportunity has arisen to lease this great retail unit arranged over five floors.

## LOCATION

Walking down Strand Street from Marks and Spencer, continue past The Strand Shopping Centre into Castle Street. The property can be found on the right-hand side next to Jac Toy Store.

## ACCOMMODATION

**Ground Floor** – Approx 864 sq ft

- Frontage – 16' 01"
- Café
- Commercial Kitchen
- Staff WC

**First Floor** – Approx 377 sq ft

- Commercial kitchen
- Various Storage Rooms

**Second Floor Storage** – Approx 393 sq ft

**Third Floor Storage** – Approx 130 sq ft

**Basement Storage** – Approx 572 sq ft

**TOTAL - Approximately 2,213 sq ft**

## LEASE TERMS/REPAIRING OBLIGATIONS

A new lease is available on standard FRI terms. Tenant to pay own rates. Landlord to insure the building and recharge Tenant.

## 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

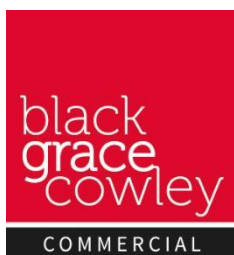
Vacant possession on completion of legal formalities.

## LEGAL FEES

Each party to pay their own legal fees.

## VIEWING

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



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### Black Grace Cowley Limited

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