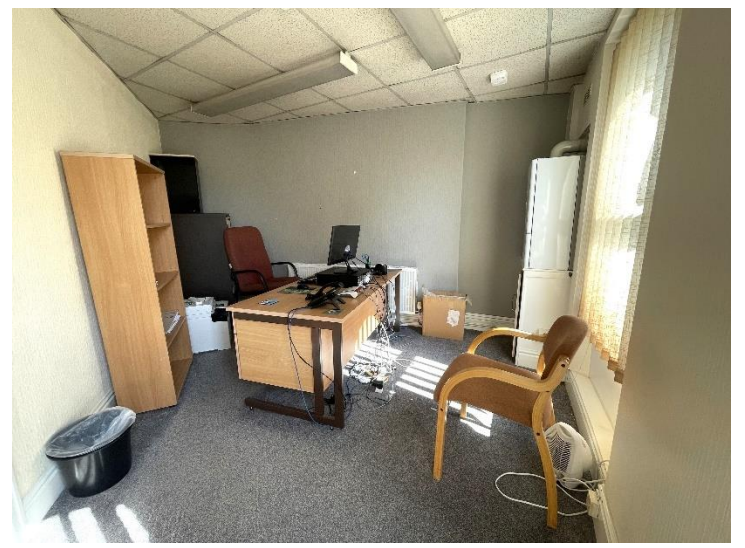


TO LET – OFFICE/RETAIL UNIT

Approx 815 sq ft - £15,000 per annum (No VAT) – Whole Building

36 Victoria Street, Douglas



- Fabulous, single occupancy property in the heart of Douglas Town Centre.
- Located on the main thoroughfare through the Town.
- Victoria Street is buzzing with offices, restaurants, bars, beauty salons, coffee shops, and estate agents – also, Barclays Bank, HSBC and Lloyds ‘high street’ branches.
- Offers good flexibility and the opportunity to sub-let individual rooms.
- Superb visibility and suitable for a number of alternative uses (subject to necessary Planning consents).

Over/...

LOCATION

Travelling down Prospect Hill from Government Offices, continue past the Apple IQ Store where the road turns into Victoria Street. The property can be found on the left-hand side opposite Colebourns.

The property has suspended ceilings (apart from top floor) with a mix of integral light squares and strip lighting. It also benefits from GFCH.

ACCOMMODATION

Ground Floor – approx. 229 sq ft

Reception office

Basement – approx. 172 sq ft

Storage, boiler

1st Floor – approx. 120 sq ft

WC

Kitchenette

Office

2nd Floor – approx. 120 sq ft

WC

Office

3rd Floor – 174 sq ft

Larger, L-Shaped office

LEASE TERMS/REPAIRING OBLIGATIONS

A new lease is being sought, available on standard Internal Repairing and Insuring terms. Tenant to pay Rates. The Landlord will insurance the building and recharge.

RENT REVIEWS

Standard three yearly reviews linked to Manx RPI.

SECURITY DEPOSIT

A 3 month rent deposit will be required if the property is taken in the name of a Limited company.

LEGAL FEES

Each party to pay their own legal fees.

VIEWING

Strictly by appointment through **Black Grace Cowley on 645550.**



Sharon Gelling
Commercial Department
01624 645550
sharon@blackgracecowley.com
Mark Grace
Commercial Department
01624 645550
mark@blackgracecowley.com

Black Grace Cowley Limited

Details of Black Grace Cowley can be viewed on our website blackgracecowley.com

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