

Commercial Dept.
37 Victoria Street
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DeanWood
Management
Limited

Ref: 1680



**TO LET - RETAIL
NO 63 STRAND STREET
DOUGLAS
IM1 2RL**

JOINT AGENTS WITH CHAPMANS CHARTERED SURVEYORS

- **Prime Location in Pedestrianised Centre of Douglas**
- **Approx 1,393 sq.ft.**
- **Recently Refurbished Throughout**
- **Two Car Parking Spaces to the Rear**
- **Versatile Business Opportunities**

RENTAL: £45,000 Plus Rates

These particulars are for information purposes and do not constitute or form part of any contract nor should any statement contained herein be relied upon as representation of fact. Neither the vendor nor DeanWood Management Limited (the "firm"), nor any officer or employee of the firm accept liability or responsibility for any statement contained herein. The vendor does not by these particulars, nor does the firm, nor does any officer or any employee of the firm have any authority to make or give any representation or warranty whatsoever as regards the property otherwise. It is the sole responsibility of any person interested in the property described in these particulars to make all proper enquiries and searches to verify the description of the property and all other particulars herein.

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63 Strand Street Douglas

Directions

Walking through the main shopping center / Strand Street the property can be found in the middle of the pedestrianised walkway next to Costa Coffee and opposite JD Sports. The property is in close proximity to major shopping retailers within Douglas town centre.

Description

The property comprises of the main entrance off Strand Street into the main shop area—internal width 14'2" and the shop depth 65'0". There is a ground floor retail area which is approx. 1037 sq.ft. ground floor office approx. 69 sq.ft. ground floor kitchen approx. 31 sq.ft. and first floor storage and office area.

Tenure

Leasehold.

Lease Terms

The property is on an FRI lease terms and tenure to be discussed with Landlord.

Rates & Services Charges

To Be Confirmed.

Services

Mains sewage, water and electricity is connected security alarm system installed

**The Property is offered for LET by Joint Agents Deanwood Commercial and Chapmans
Chartered Surveyors**

Jimmy McWhinnie 611007— jimmy.mcwhinnie@ Deanwood.im
Tom Chapman 623127—trc@chapman.im

