

Retail
Development
Industrial
Investment
Office



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TO LET MODERN RETAIL UNIT

First Floor Unit, 9-11 Duke Street,
Douglas, Isle of Man, IM1 2BB
Annual rental of £20,640 Excl.



- Situated in a prominent position
- Area: 1,646 sq ft
- Modern first floor unit
- Reception area, beauty/treatment rooms and kitchenette

Description

An exciting opportunity has arisen to lease a first floor retail unit in this prestigious and historic building in a prominent position in one of the main retail areas.

The former hair and beauty salon is 1,646 sq ft and comprises of a reception area, 5 beauty/treatment rooms, hair studio, kitchenette/office, WC and lift.

Access to communal WC's and a disabled WC within the building.

Location

9-11 Duke Street is situated in one of the main retail areas on the corner of Duke Street and Lord Street. Duke Street leads directly onto Strand Street.

Accommodation

First floor modern retail unit extending 1,646 sq ft with reception, large open plan areas, beauty/treatment rooms, kitchenette/office and WC.

Communal WC's, disabled WC and lift.

Rent

Rent: £1,500 pcm

Service charge: £220 pcm

Service charge includes:

- Building Insurance
- Communal & Window Lighting
- Communal Cleaning & Materials
- Fire Alarm & Emergency Light checks & maintenance
- Communal Fire Extinguishers
- Ground Floor Window Cleaning
- Lift Maintenance

Services

All mains services are connected.

Possession

Vacant possession on completion of legal formalities.

Viewing

Viewing strictly by appointment through the Agents, Chrystals Commercial.



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