

Retail
Development
Industrial
Investment
Office



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TO LET FORMER RESTAURANT

11-12 Prospect Hill, Douglas,
Isle of Man, IM1 1EH
Annual rental of £17,000



- Situated in the heart of Douglas
- Area: 730 sq ft
- Kitchen extraction system and several stores
- Potential for a different use, subject to planning consents

Description

An exciting opportunity has arisen to lease this former restaurant situated in one of Douglas's most used thoroughfares with an excellent passing footfall.

The 730 sq ft property comprises of a large open plan area, kitchen, male and female WC's and three store/utility rooms. Previously used as a restaurant for many years and benefits from a kitchen extraction system.

Potential for a different use, subject to planning consents.

Internal refurbishment to be completed prior to occupation at tenants choice of colour scheme.

Substantial rent free if a lease is signed before Christmas.

Location

Travelling from Douglas town centre up Prospect Hill towards the traffic lights outside Prime Performance. Walk down the steps towards Market Street and the property can be found on the right hand side.

Accommodation

- Open plan area
- Kitchen fitted with extraction system
- Serving area
- Three store rooms
- Male and female WC's

Services

Mains water, gas, electricity, and drainage are connected.

Possession

On completion of legal formalities. Tenants to remain.

Legal Costs

Each party to pay their own legal costs.

Viewing

Strictly by prior appointment through the Agents, Chrystals Commercial.



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