

Retail  
Development  
Industrial  
Investment  
Office



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# TO LET/FOR SALE

## PRIME RETAIL UNIT

3A Regent Street, Douglas, IM1 2EB

Asking Price: £595,000



- Leasehold price: £32,000 per annum excl.
- Freehold price: £595,000 excl.
- Area: 956 sq ft over two floors (approx.)

### Description

A rare opportunity to purchase or lease this prominent commercial unit in the main retail area of Douglas, close to Marks & Spencer. The unit extends approximately 956 sq ft over two floors and benefits from an excellent 31' glazed frontage onto Regent Street opposite the Island's main Post Office.

### Location

The retail unit occupies an excellent trading position in the main retail district of Douglas on the junction of Duke Street and Strand Street. Regent Street links Strand Street with the Promenade and is close to multiple high street retailers including M&S, Boots, Thomas Cook and Spar.

## Accommodation

The premises provides open plan retail area on ground floor with first floor storage partitioned up into various stock rooms having the following dimensions:

Gross frontage - 31' approx.

Gross floor area - 600 sq ft approx.

Shop width - 29'11" approx.

Shop depth - 21'4" approx.

Stairs leading up to first floor storage area extending approx. 356 sq ft -

Stock rooms, kitchen, WC and fire escape to the rear.

## Services

Mains services are connected.

## Lease Terms

A new lease is available on standard full repairing and insuring terms, subject to upward only rent review every three years. Tenant to pay rates and building's insurance.

## Security Deposit

A security deposit equivalent to one quarters rent will be payable upon signing of the lease returnable upon satisfactory lease expiry.

## Director's Guarantee

A director's guarantee will be required if the lease is taken in the name of a limited company.

## Possession

Vacant possession on completion of all legal formalities.

## Viewing

Strictly by prior appointment through the Agents, Chrystals Commercial.



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