

Commercial Dept.
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DeanWood
Management
Limited

Ref:1790



**TO LET - RETAIL
No 52 DUKE STREET
DOUGLAS
IM1 2SE**

- **PRIME RETAIL LOCATION IN CENTRE OF TOWN**
- **APPROX. 1050 SQ.FT**
- **VERSTAILE BUSINESS OPPORTUNITIES**
- **OVER TWO FLOORS**
- **MAIN GROUND FLOOR AREA & FOUR TREATMENT ROOMS**

RENTAL: £26,000pa
Plus Rates & Building Insurance

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Directions

The property can be found opposite Marks & Spencers in Duke Street Douglas identified by our TO LET board.

Description

This a versatile property formerly used as a beauty salon and the accommodation lends itself to this type of business or similar with numerous treatment rooms and facilities. The property is in good condition and is over two floors with an open space landing leading to the treatment rooms.

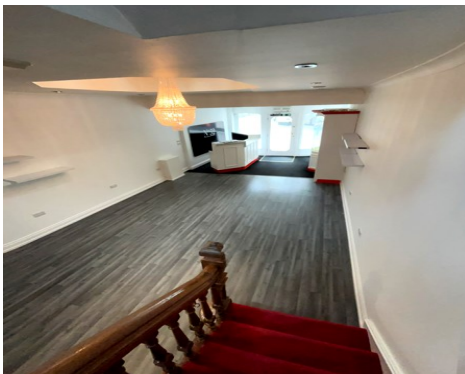
Ground Floor main entrance from Duke Street into shop approx. 36'60" x 12'.97" (475 sq. ft.) small facilities area to rear and Fire Exit There is an impressive ornate wooden minstrel staircase feature and fully carpeted to the first floor large landing which can be used as a waiting area where there are four excellent treatment rooms, small kitchen, shower / toilet.

Tenure

Leasehold

Lease Terms

Five year lease , building insurance, internal repair and decoration by Tenant
Terms & Conditions Apply



Rates

To be confirmed - payable by the Tenant

Services

All mains services are connected, electric radiator central heating, water and electricity.