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DeanWood  
Management  
Limited

Ref:1789



**TO LET - RETAIL  
LEFT SIDE UNIT  
18-20 NELSON STREET  
DOUGLAS  
IM1 3PZ**

- **Much Sought After Central Town Pedestrian Location**
- **Approx 338.00Sq. Ft.**
- **Compact Unit Suitable for Small Business**
- **Former Hair Salon**

**RENTAL: £9,200PA**  
**Plus Service Charges**

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### Directions

The property can be found on the pedestrian walkway in Nelson Street Douglas walking down from Prospect Hill to Marks and Spencer's identified by our **TO LET** board.

### Description

This is a compact small business unit previously a hair salon ideally situated comprising of a main work area approx. 29.1ft.1 x 11.61ft. (approx. 338 sq. Ft.) with adjoining door leading to main common corridor there is a toilet facility, small storage cupboard and small kitchen facility for sole use of the units Tenant.

### Tenure

Leasehold

### Lease Terms

The minimum tenure is for 3 yrs and the Landlord will offer **1 month rent free** period from the start of the lease to allow a new Tenant to prepare the unit to their style of business. There are shared service charges between the three units and apportioned accordingly they include the rates, building insurance, common area cleaning if requested, fire alarm and extinguisher testing.

If you require a commercial Douglas City Council this can be applied for by the Landlord and the Council charges are passed on as a service charge to the Tenant.

Rent is paid monthly in advance by direct debit and one months deposit is required and refunded on satisfactory expiry of the lease. Lease Terms and Conditions Apply.

### Services

Mains services are connected - drainage, electric central heating, water and electricity.

