

Commercial Dept.
37 Victoria Street
Douglas
Isle of Man
IM1 2LF

Tel: 01624 611007
Fax:01624 662125
www.deanwood.im
commercial@deanwood.im



Dean Wood
Management
Limited

Ref:1785



**TO LET - COMMERCIAL
THE SNAKE PIT
LORD STREET
DOUGLAS**

- **CENTRAL LOCATION**
- **VERSATILE OPPORTUNITIES STPP**
- **REQUIRES REFURBISHMENT**
- **LANDLORD WELCOMES DISCUSSION**
- **APPROX 245 SQ.FT**

RENTAL: £4000 PLUS VAT—RATES AND INSURANCE

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Directions

The building can be found opposite the main bus station on Lords Street in close proximity to the former Police Station identified by our TO LET board.

Description

The building is traditionally built stone construction situated within a sunken garden area with seating for the general public within a good pedestrian environment. The building forms the main part of the site with the option to extend into the garden area (included within the rental) as part of the usable space.

The building is to be taken as seen and the rental reflects that the incoming tenant would need to carry out refurbishment works.

Tenure

Leasehold

Lease Terms

Tenure 7 years with a rent review after year 3 and thereafter annual increase based on the August CPI of the proceeding year. Full repairing responsibilities to be with the tenant. Electrical And water services are present on site : the tenant would be responsible for ensuring these are updated to suit their operation requirements.

Rates & Services Charges

To be confirmed by the Landlord

Services

As above

Viewing
Through Deanwood Commercial