

Commercial Dept.
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Dean Wood
Management
Limited

Ref:1791



TO LET / RETAIL
CITY CENTRE HOUSE 18-20 NELSON STREET
DOUGLAS
IM1 3PZ

- First & Second Floor Self Contained Suites
- Purpose Built Unit with Spacious Accommodation
- Appox.1,400 Sq. Ft
- Main pedestrian walkway - Former Beauty Salon
- M&S Multi storey car park nearby

RENTAL: £12,850 Per Annum
Service Charges Apply

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Directions

The property can be found in the pedestrian walkway down to Marks and Spencer's identified by our TO LET board.

Description

The suites are over two floors accessed from a common main door to staircase with toilet and kitchen facilities accommodation comprises of First Floor Suite 1 approx. 32.02 x 12.12 ft (approx. 390.69 sq. ft.) Suite 2 approx. 29.10 x 11.46 ft.(approx. 333.67 sq. ft.) Second Floor Suite 3 approx. 32.21 x 12.10 ft. (approx. 389.03 sq. ft) Suite 4 approx. 29.40 x 11.73 ft. (approx. 345.00 sq. ft.).

The property was formerly used a a beauty treatment salon. The suites offer an various business opportunities subject to any planning permission required.

Tenure

Leasehold

Lease Terms

The preferred terms are for 3 to 5 years and the Landlord offers one month rent free period for any new Tenant to prepare their business for redecoration, start up etc.

Internal repair and decorating applies. Rent is payable one month in advance by bank direct debit and one months refundable deposit required if the Tenancy is to be in a company name a Guarantor is required. Lease Terms and Conditions Apply.

Services Charges

There are three units within the property and the service charges which include rates, fire and extinguisher inspections, building insurance which are apportioned according to each units size. electric central heating which serves the suites is the Tenants responsibility and separate meters with the MUA are installed for application for apply.

If a commercial waste bin is required by the Tenant the Landlord can apply on behalf of the Tenant and the charge invoiced by the Douglas City Council recharged to the Tenant as an additional service charge.

Services

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

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