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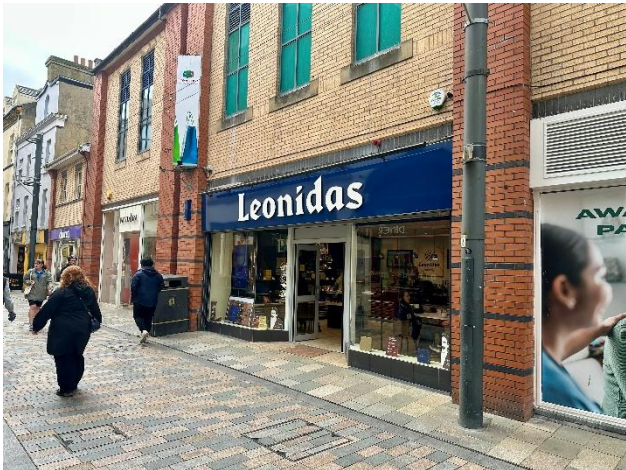
Retail

PRIME SHOP TO LET

Total gross internal floor area 750 sq ft approx

PRIME LOCATION

UNIT 1A STRAND SHOPPING CENTRE



Viewing

By appointment through Thomas Chapman on 01624 623127 / trc@chapman.im.

Location

The Strand Centre occupies a prominent position in the pedestrianised centre of Douglas, the only multiple retailer destination on the island.

Other occupiers in the Strand Centre include Sports Direct, Flannels and Peacocks. Marks and Spencer, TK Maxx, Boots, Next, New Look, WH Smith, River Island, JD Sports, HSBC and Mountain Warehouse are located nearby on Strand Street.

Accommodation

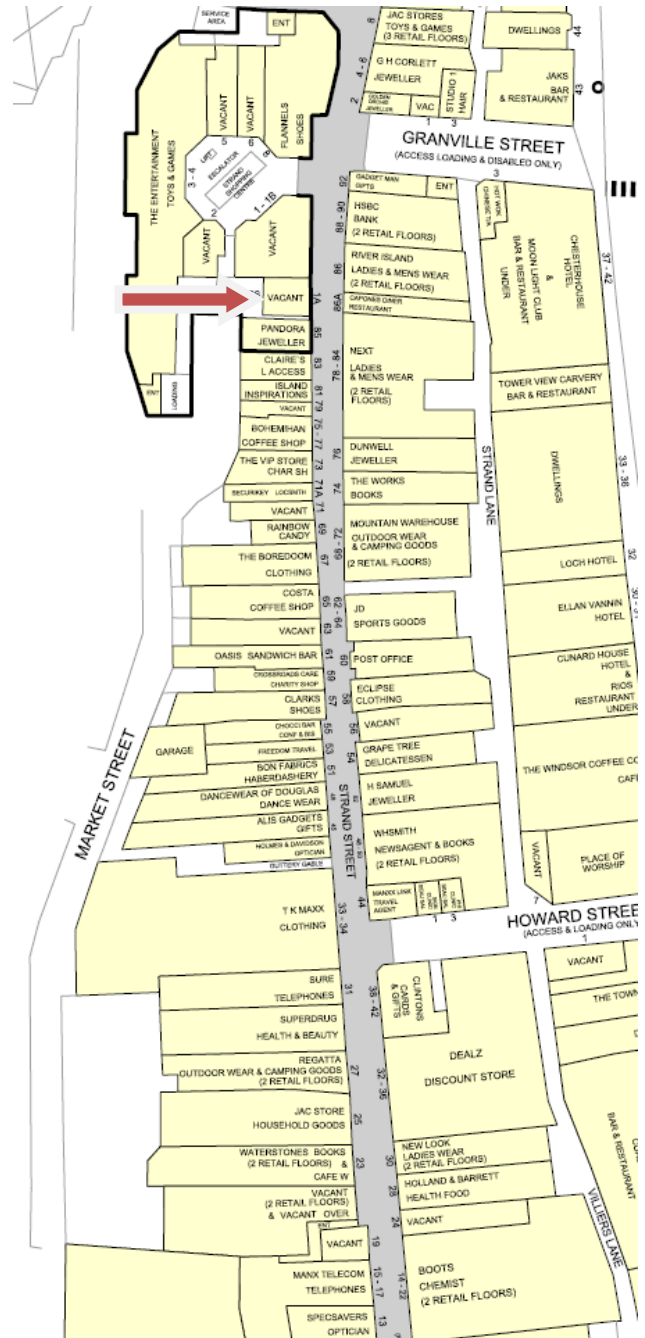
The shop, which has been fitted out to a high standard, comprises ground floor retail accommodation with a store and kitchen facilities and has frontage directly on to Strand Street. There is potential to lease additional storage space in the Strand Centre if required.

The approximate gross internal floor area is 750 sq ft.

Lease terms

The property is available by way of lease assignment. There is also the opportunity to take over the existing Leonidas confectionary franchise. The lease is on effective FRI terms for a term of 10 years, commencing on 1st January 2024. There are break clauses at the end of the 3rd and 6th years.

The passing rent, which is subject to review on the 3rd and 6th anniversary of the commencement date is £25,000, exclusive of rates, insurance, service charge and VAT.





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