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PRIME SHOP LEASE AVAILABLE

UNIT 1A, STRAND STREET
STRAND SHOPPING CENTRE
DOUGLAS
ISLE OF MAN
IM1 2ER



Location

The property is situated in a prominent position on Strand Street and close to the entrance to Strand Shopping Centre in Douglas. Nearby retailers include Pandora, Card Factory, River Island, Next and Topshop.

Description

The subject property is arranged over ground floor level only.

Accommodation

The property has the following approximate dimensions and floor areas:-

Internal width	7.80 m	25 ft 7 ins
Shop depth	9.60 m	31 ft 6 ins
Ground floor	73.39 Sq. m	790 Sq. ft

Terms

Available by way of an assignment of the existing lease.

Lease

The premises are held on a 10 year term from 24th April 2017, subject to 5 yearly rent reviews. The passing rent is £23,700 per annum exclusive. There is a tenant break in the lease on the 3rd and 6th anniversary of the term.

EPC

Details are available upon request.

Rates

For rates payable for the year to 31 March 2021 please refer to the Local Charging Authority, Douglas Borough Council - 01624 696300.

Legal costs

Each party are to be responsible for their own legal costs incurred in this transaction.

VIEWINGS - Strictly by appointment

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Anthony Appleby

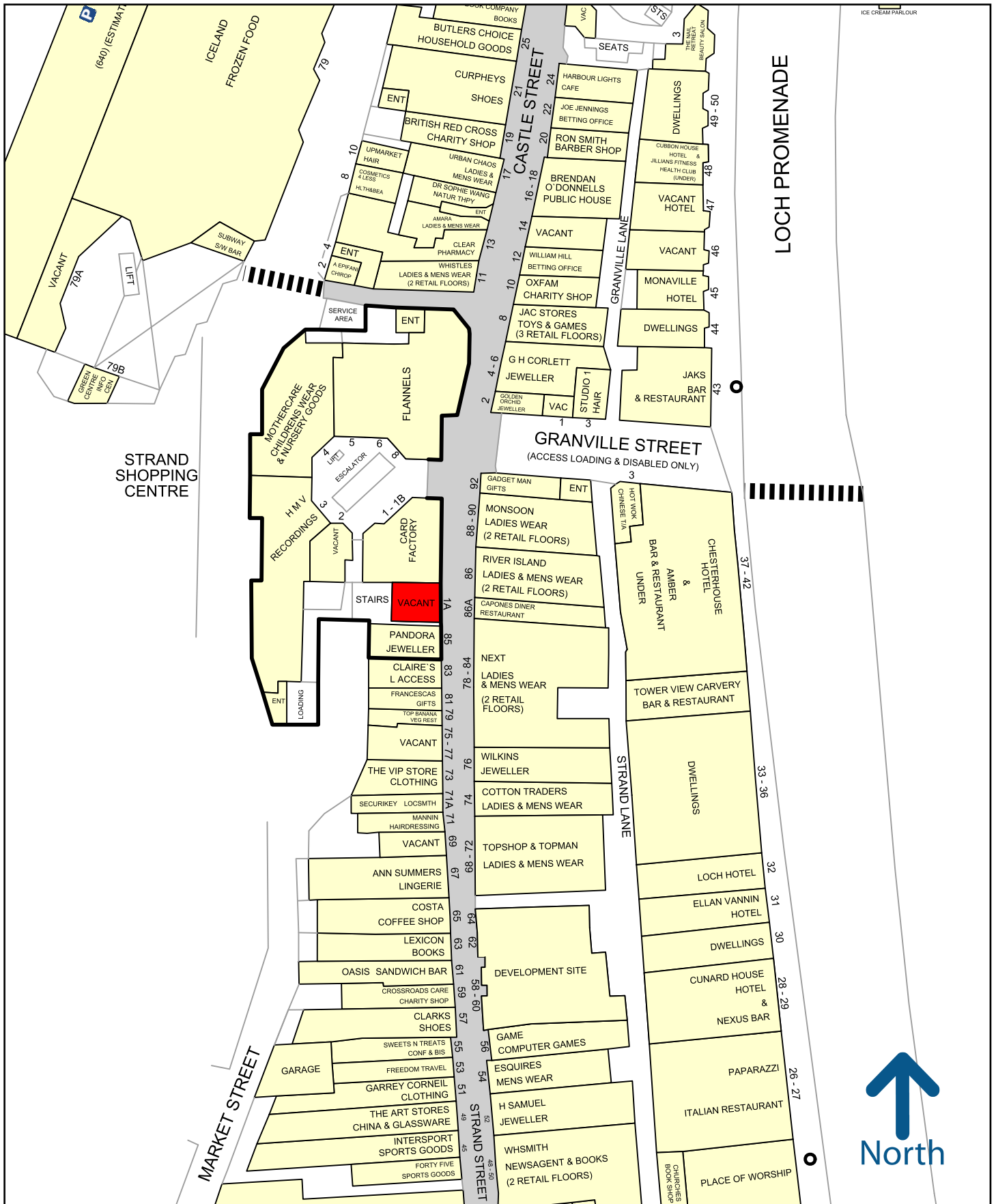
020 3828 8531

anthony.appleby@brasierfreeth.com

Connor Crabb

020 3828 8539

connor.crabb@brasierfreeth.com



50 metres

Experian Goad Plan Created: 20/07/2018

Created By: Brasier Freeth



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