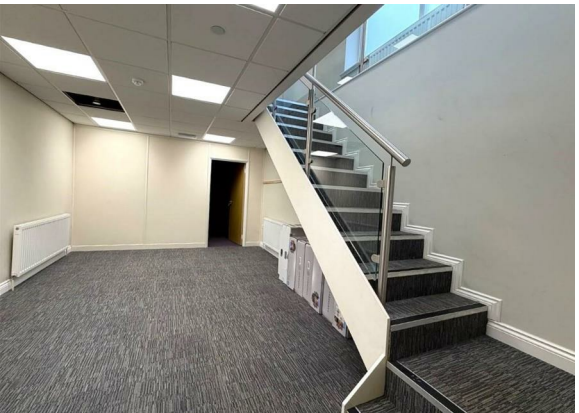


0 Bed

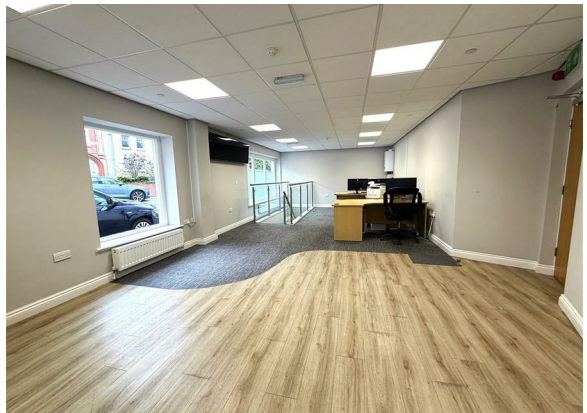
Not specified

located in

£12,000 Per Annum







12 North Quay
Douglas
IM1 4LE

- Office or retail unit in a fabulous location just off the Marina, North Quay, Douglas.
- Busy and visible corner position with large windows offering a light, modern working environment
- The unit is split over Ground and Lower Ground Floor: Ground floor - (550 sq ft) with a modern glass and chrome staircase leading down to a Lower Ground Floor (423 sq ft) with open area, separate office and WC.
- Available immediately. Price Plus VAT, Rates and Building Insurance.

LOCATION
Travelling along Lord Street from the bus station, the property is located on the left hand side, at the three-way traffic light juntion with North Quay.

LEASE TERMS/REPAIRING OBLIGATIONS
A new lease is available on internal repairing terms. Tenant to pay share of building insurance and own rates in addition.

RENT REVIEWS
Standard three yearly upward only rent reviews.

DIRECTOR'S GUARANTEE/DEPOSIT
A Director's guarantee will be required if the lease is being taken in the name of a Limited Company. A 3 month rental deposit will be payable upon signing of the lease and will be returnable upon satisfactory expiry of the lease.

SERVICES
Mains services are installed.

POSSESSION
Vacant possession on completion of legal formalities.

LEGAL FEES
Each party to pay their own legal fees.

VIEWING
Strictly by appointment through Black Grace Cowley.



DIRECTIONS

CONTACT

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Douglas
Isle of Man
IM1 2LD

E: commercial@bgc.im
T: 01624645555
bgc.im

EPC Rating:
Council Tax Band: