

**Retail**  
**Development**  
**Industrial**  
**Investment**  
**Office**



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Isle of Man, IM2 1SE

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## TO LET

### MODERN RETAIL UNIT

2 King Street, Douglas,  
Isle of Man, IM1 3PZ  
Annual rental of £18,720 Excl.



- **Area: 1,560 sq ft**
- **Situated in a prominent position**
- **Versatile potential awaits, contingent upon planning consents**
- **Available from 1<sup>st</sup> June 2024**

### Description

Unlock the potential of leasing a retail unit previously occupied by a thriving beauty salon. Positioned prominently within a well established building in one of Douglas' primary retail districts, this property offers an exceptional opportunity for aspiring business ventures.

Spanning across five floors, this expansive space features a versatile layout crafted to suit a wide array of business activities. The ground and first levels offer expansive areas ideally suited for open plan retail operations, providing ample space for showcasing products and creating engaging customer experiences. Ascending to the upper floors reveals

individually designed rooms tailored to specific purposes. Moreover, the basement serves a dual purpose, offering convenient storage facilities alongside flexible breakout areas.

Seize the chance to establish your business within a thriving retail hub. Contact us today to arrange a viewing and uncover the boundless potential of this adaptable property.

## Location

2 King Street is situated adjacent to Duke Street, in proximity to Victoria Street and Strand Street. Its strategic location offers convenience with easy access to both the Lord Street bus station and railway facilities, as well as the Douglas Marina at North Quay.

## Services

Main services connected.

## Possession

Vacant on completion.

## Viewing

Strictly by prior appointment through the Agents, Chrystals Commercial.



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