

Retail
Development
Industrial
Investment
Office



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TO LET

MODERN RETAIL UNIT

Unit 2 – A/B, 9-11 Duke Street,
Douglas, Isle of Man, IM1 2BB
Annual rental of £5,280 Excl.



- Situated in a prominent position
- Area: 330 sq ft
- Two modern basement retail units
- Communal WC's

Description

An opportunity has arisen to lease two modern basement retail units in this prestigious and historic building in a prominent position in one of the main retail areas.

The 330 sq ft units comprise of two retail areas, communal WC's and are serviced by electric heating. A large display window at street level is included to ensure the units have the best marketing visibility and attract attention from the excellent passing footfall.

Available from 1st March 2024.

www.chrystals.co.im

Location

9-11 Duke Street is situated in one of the main retail areas on the corner of Duke Street and Lord Street. Duke Street leads directly onto Strand Street.

Accommodation

Two basement retail unit extending 330 sq ft.

Rent

Rent: £440 pcm

Service charge: £65 pcm

Service charge includes:

- Building Insurance
- Communal & Window Lighting
- Communal Cleaning & Materials
- Fire Alarm & Emergency Light checks & maintenance
- Communal Fire Extinguishers
- Ground Floor Window Cleaning
- Lift Maintenance

Services

All mains services are connected.

Possession

Vacant possession on completion of legal formalities.

Viewing

Viewing strictly by appointment through the Agents, Chrystals Commercial.



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