



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](http://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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