

DOUGLAS - ISLE OF MAN

UNIT 1 STRAND SHOPPING CENTRE

RETAIL UNIT TO LET



LOCATION

The Strand is prominently located in the pedestrianised centre of Douglas. Douglas is the Island's principal retail and commercial destination and provides the only multiple shop destination on the Island. The centre is anchored by **Sports Direct**, **Flannels** and **USC**. Other retailers nearby include **Marks & Spencer**, **Next**, **Boots**, **Holland & Barrett** and **Pandora**.

ACCOMMODATION

The premises is arranged over ground, floor only with the following approximate gross internal area:

Ground Floor	3,123 sq ft	290.1 sq m
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RENT

£65,000 per annum exclusive of rates, insurance, service charge and VAT.

SERVICE CHARGE

Service charge figures are to be confirmed.

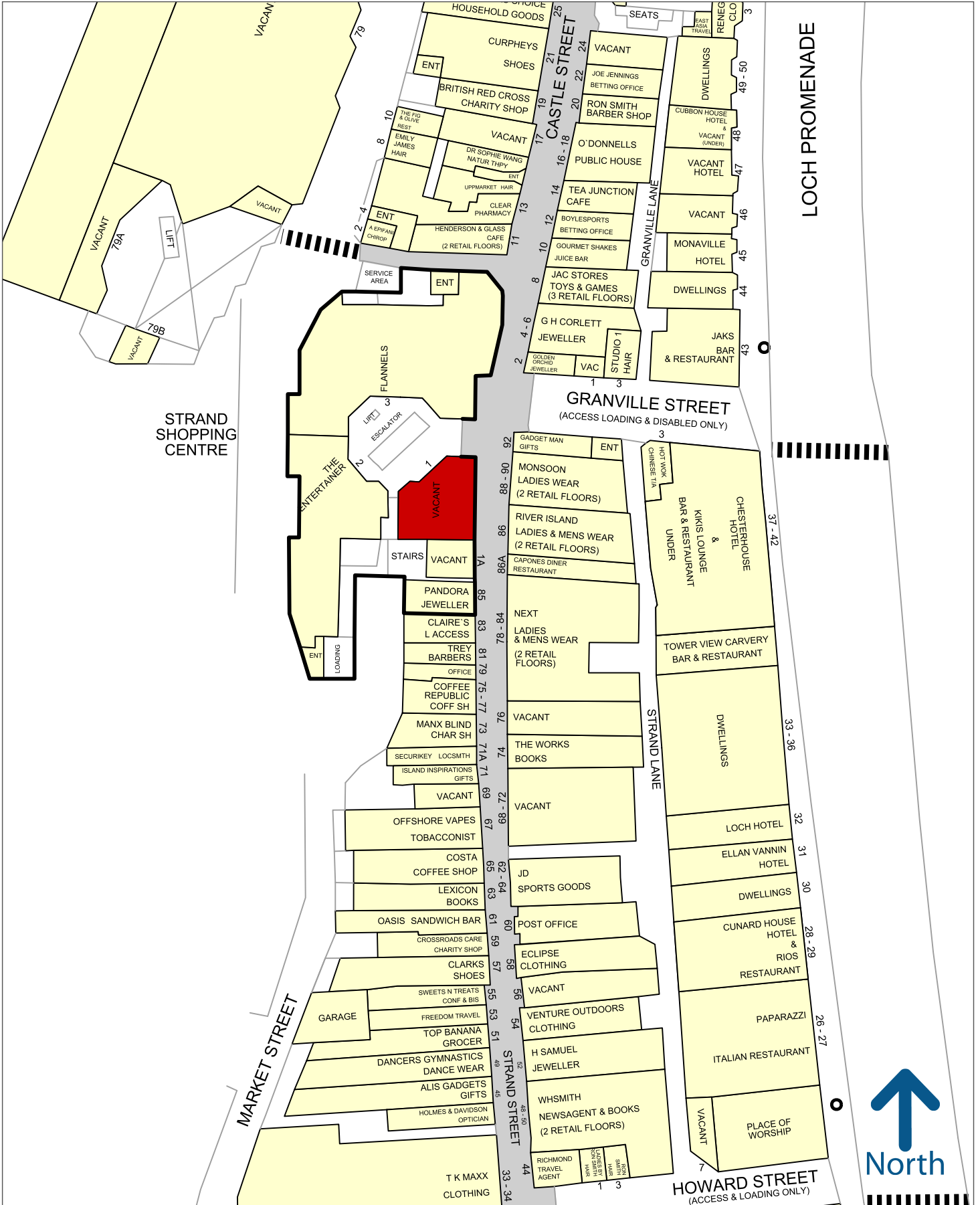
RATES (2023/24)

We have been verbally informed the Rates Payable is £7,875. Interested parties are advised to make their own investigations with Treasury and Douglas Borough Council.

FURTHER INFORMATION & VIEWINGS

For further information please contact **Heather Bajade** on 07708 899128 / hbajade@mcmullenre.com or **Thomas Chapman** on 01624 623127 / trc@chapman.im

SUBJECT TO CONTRACT



50 metres

Experian Goad Plan Created: 17/10/2022
Created By: McMullen Real Estate



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