

FOR SALE – OFFICE INVESTMENT

FULLY LET – OIRO £930,000 - Approx 7,153 sq ft

Manannan House, Market Square, Castletown



- Fabulous opportunity to purchase this Historic Registered Investment Property on Market Square, with magnificent views to Castle Rushen.
- Ideally located within easy walking distance of all Castletown's amenities, a few minutes' drive from the airport and only 15 minutes from Douglas town centre.
- Current Passing Rent - £76,740 pa excl. – **THE PROPERTY IS NOT ELECTED FOR VAT.**
- Arranged over five floors.
- Five car parking spaces included at the rear of the property.

Over/...

DESCRIPTION

Great opportunity to purchase this fully tenanted former Town Hall, which exudes charm and historical significance. The property is arranged over five floors and occupies one of the most prominent locations on Market Square. Refurbished to a high standard and provides modern retail and leisure accommodation.

The property is fully let with Coffee Craft Limited occupying part ground floor and part basement and Evolution Fitness Limited occupying the remainder. Five parking spaces are included at the rear of the property.

LOCATION

Travelling into Castletown Square from the harbour, turn right into The Square and the property is located on the left-hand side before the start of Arbory Street.

SERVICES

Mains services are installed.

LEGAL FEES

Each party to pay their own legal fees.

VIEWING

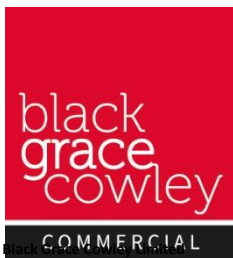
Strictly by appointment through **Black Grace Cowley**.

TENANCY SCHEDULE

Coffee Craft Limited <ul style="list-style-type: none">• LHS Ground Floor• Part Basement Total area let: 1,623 sq ft	Lease expiry – 15/10/2026
Evolution Fitness Limited <ul style="list-style-type: none">• RHS Ground Floor• Part Basement• First Floor• Second Floor• Attic Total area let: 5,530 sq ft	Lease expiry – 15/01/2029
TOTAL AREA: 7,153 sq ft	
TOTAL RENTAL INCOME	£76,740



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