

INVESTMENT OPPORTUNITY

MIXED OFFICE/RETAIL PREMISES - £479,000 excl. – YIELD 8.75% - Approx. 4,283 sq ft

8, Victoria Street, Douglas, IM1 2LH



- Prime position, modern commercial property, arranged over five floors, in the town centre of Douglas.
- Within easy walking distance of all the town centre's amenities.
- Fully tenanted.
- Fabulous views over Douglas Promenade from rear floors.
- Open plan suites with own kitchenettes.
- Current Rental Income - £42,000 per annum (yield of 8.75%).

Over/...

DESCRIPTION

Great opportunity to purchase a prime situated commercial property in the centre of Victoria Street, the main thoroughfare leading through the business and retail sector of town. Victoria Street is an established commercial location with occupiers including Barclays Bank, Lloyds Bank and Plan.com. The property itself extends to approximately 4,283 sq.ft of largely open plan accommodation on the ground floor and good sized open offices on the upper floors.

LOCATION

Travelling down Victoria Street from Prospect Hill, continue past the junction with Strand Street/Duke Street where the property can be found on the left hand side.

ACCOMMODATION

- **Basement** – Approximately 800 sq.ft
- **Ground Floor** – Approximately 1,006 sq.ft
- **First Floor** – Approximately 941 sq.ft.
Open plan office space with WC.
- **Second Floor** – Approximately 954 sq.ft
Open plan office space.
- **Third Floor** – Approximately 582 sq.ft
1 x Office to rear with kitchenette and views across Douglas Bay.
1 x Office to front.

WCs to communal areas.

SERVICES

The property is connected to all main services. There is a central heating system serving the hot water and a number of radiators. There are also air conditioning units serving mainly the ground floor and the first floor offices.

TENURE

Subject to existing tenancies and completion of legal formalities.

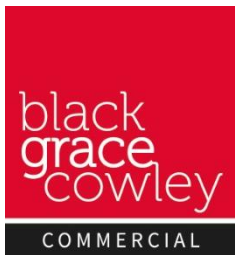
LEGAL FEES

Each party to pay their own legal fees.

VIEWING

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





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