

FOR SALE – RETAIL INVESTMENT

FREEHOLD PRIME RETAIL UNIT – OIRO £610,000 (NO VAT) – APPROX. 4,459 SQFT

52 Strand Street, Douglas



- Retail investment opportunity available to purchase situated in a prime location within the heart of the Island's premier retail and pedestrianised thoroughfare, Strand Street.
- Let to Signet Trading Limited via an FRI lease until 23rd June 2028.
- RPI linked rent review on the 25th June 2026 capped / collared at 1% / 4.5%.
- Annual initial rental income - £55,000 per annum (No VAT).
- Gross yield of 9.02% based on a quoting price of £610,000 (No VAT).

Over/...

DESCRIPTION

This modern retail unit is occupied by H. Samuel, a national retailer. The property is occupied with an unexpired term of circa. 4 years. The property presents a well located and prominent retail unit in the heart of Strand Street, the Isle of Mans premier retailing district. Excellent condition throughout and includes retail area, rear office/kitchen and separate WC with storage/ancillary space to the first floor. At the back of the unit there is a parking space/loading area.

LOCATION

Walking from Marks and Spencer on Strand Street, continue past TK Maxx. The property can be found on the left-hand side opposite The Post Office.

ACCOMMODATION

Ground Floor: 989 sq ft NIA

- Office: 49 sq ft approx NIA
- Store: 385 sq ft approx NIA
- Rear Store: 84 sq ft approx NIA

First Floor: 1,304 sq ft approx NIA

Second Floor: 1,073 sq ft approx NIA

Third Floor: 575 sq ft approx NIA

LEASE TERMS/REPAIRING OBLIGATIONS

Tenant: Signet Trading Limited

Rental: £55,000 per annum

Lease Term: 25th June 2023 - 23rd June 2028.

Rent Review: RPI linked rent review 25th June 2026

Lease Type: Full Repairing and Insuring.



Sharon Gelling
Commercial Department
01624 645550
sharon@blackgracecowley.com

Ben Quayle
Commercial Department
01624 645550
ben@blackgracecowley.com

RENT REVIEWS

Standard three yearly upward only rent reviews.

SERVICES

Mains water, electricity and drainage are connected to the premises.

TENURE

Vacant possession on completion of legal formalities.

LEGAL FEES

Each party to pay their own legal fees.

VIEWING

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



Black Grace Cowley Limited

Details of Black Grace Cowley can be viewed on our website blackgracecowley.com

This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by Black Grace Cowley as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions set out herein for the purpose of any particular transaction, and no responsibility or liability, whether in negligence or otherwise, is accepted by Black Grace Cowley or by any of its directors, officers, employees, agents or representatives for any direct, indirect or consequential loss or damage which may result from any such reliance or other use thereof. All rights reserved. No part of this publication may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution.