

FOR SALE / TO LET



OFFICE INVESTMENT – F'HOLD £1,800,000 +VAT / L'HOLD £20 psf +VAT – Approx. 7,855 sq ft

33 Bucks Road, Douglas, Isle of Man, IM1 3DE



- Prestigious Town Centre Office Building with 13 Car Parking Spaces.
- Refurbished to a Grade A Specification.
- Top Floor Balcony with Sea Views Out to Douglas Bay.
- Potential rental income of c. £180,000 per annum exclusive of VAT reflecting a Potential Gross Yield of 6.10%.
- Available with Existing Tenants in Occupation or Vacant Possession Subject to Contract.

Over/...

DESCRIPTION

Modern three storey town centre office built in c.1990 with 13 car parking spaces to the rear, refurbished to a Grade A specification.

LOCATION

Travelling north up Prospect Hill, go through the traffic lights which joins Circular Road, Bucks Road and Prospect Hill. The property is situated on the left-hand side, opposite Isle of Gelato.

ACCOMMODATION

Third Floor: 1,345 sq. ft
Second Floor: 2,300 sq. ft
First Floor: 2,300 sq. ft
Ground Floor: 1,910 sq. ft

Total: **7,855 sq. ft**

Plus 13 Car Parking Spaces.

SERVICES

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

TENURE

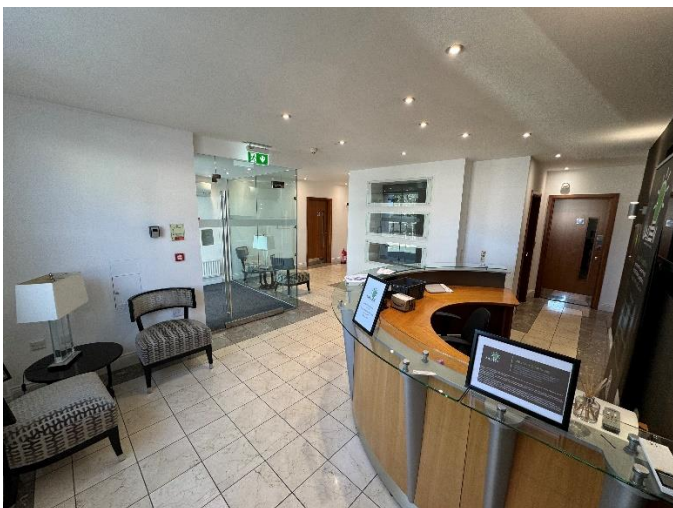
Vacant possession on completion of legal formalities.

LEGAL FEES

Each party to pay their own legal fees.

VIEWING

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



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

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