

# FOR SALE

**GROUND FLOOR RETAIL PREMISES – £125,000 NO VAT - Approximately 846 sq ft**

## 2 Michael Street, Peel, IM5 1HA



- A rare opportunity to acquire ground floor and basement retail space in a highly prominent corner location in the heart of Peel.
  - The property provides maximum visibility from the two main retail streets.
  - Open plan retail areas to Ground Floor and Basement with Kitchen and WC.
  - Very close proximity to public car park off Douglas Street.
  - Property owned on a Long-Term Leasehold.
  - The property currently has a tenant until February 2026 paying a rent of £11,700 pa.
- Over/...

## DESCRIPTION

Situated in the heart of Peel's active high street, this exceptional ground floor and basement retail space, enjoys a prominent corner position with expansive glass frontage onto both Michael Street and Douglas Street. Ample natural light floods the interior to the ground floor, creating an inviting atmosphere for customers. The open plan floor allows for a variety of layout options, catering for all manner of different types of business.

## LOCATION

Walking along Michael Street high street with Paradise & Gell on the left-hand side, continue to the end of the road where the property can be found on the left, turning onto Douglas Street.

## ACCOMMODATION

### Ground Floor – Approximately 526 sq ft

- Open Plan Shop – Approx 470 sq ft
- Kitchen – Approx 41 sq ft
- WC – Approx 15 sq ft

### Basement Floor – Approximately 320 sq ft

Open Plan Area

## SERVICES

Mains services are installed.

## TENURE

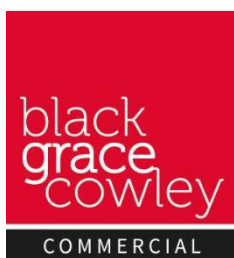
Property owned on a Long-Term Leasehold.

## LEGAL FEES

Each party to pay their own legal fees.

## VIEWING

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



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