



FOR SALE

PRELIMINARY DETAILS

**Adjoining Commercial Properties
21-23 and 25 Castle Street
Douglas
Isle of Man**

Approx. 14,111 sq ft

**Price: On Application - Offers may be
considered for the two properties
separately**

DESCRIPTION

An excellent opportunity to purchase two adjoining freehold commercial units in the Islands main retail thoroughfare. Currently trading as Curphey's and Butler's Choice, the retail units are available with vacant possession of No 25; and part vacant possession of No 21-23.

The upper floors of 21-23 Castle Street are currently set out as office suites, subject to a number of occupational leases and producing an existing rental income of circa. £51,000 pa, with approximately 2,396 sq ft of additional space available to let.

No. 25 Castle Street is a self contained unit, with retail on the ground and first floors, and ancillary offices and storage on the upper floors. Both properties have been substantially rebuilt and both benefit from lifts.

The Northern end of Strand Street and Castle Street have been improved dramatically over recent years with Sports Direct having purchased the Strand Shopping Centre in 2016. The complex was refurbished and extended in 2017, introducing Flannels and Sports Direct to the Island for the first time.

Millets have now taken a new lease in Tower House in Castle Street; and JD Sports opened their first Island store in October 2017.

LOCATION

Walking down Strand Street from Marks and Spencer, continue past Next, River Island and The Strand Centre into Castle Street, where the properties can be found on the left hand side, just prior to Tower House.

Over..//

These particulars, although believed to be correct, do not form part of an offer or a contract and they are not intended to form any representation of fact. Black Grace Cowley Ltd cannot accept any liability for any errors in the particulars stated, and a prospective purchaser should rely upon his own enquiries and inspection.

Geoffrey P R Black BSc DipArb FRICS Mark N Grace BSc MRICS Tim Groves BA (Hons) MRICS CPEA Andrew K Wallis BSc (Hons) MRICS

21-23 Castle Street

	<u>Approximate areas</u>
Ground Floor	2,423 sq ft
First Floor	2,395 sq ft
Second Floor	2,468 sq ft
Third Floor	2,468 sq ft
	9,754 sq ft

25 Castle Street

	<u>Approximate areas</u>
Ground Floor	1,338 sq ft
First Floor	1,185 sq ft
Second Floor	1,337 sq ft
Third Floor	497 sq ft
	4,357 sq ft

Rear access to both properties from Market Street

SERVICES

It is understood all mains services are connected to the building.

POSSESSION

Vacant possession upon completion of all legal formalities subject to existing tenancies.

VIEWING

Further details and viewing arrangements strictly by appointment through sole agents, **Black Grace Cowley**. Contact Mark Grace or Andrew Wallis.