



## FOR SALE

**Retail Property  
Prospect Terrace  
Douglas  
Isle of Man**

**Total area; approx 1,057 sq ft  
Ground floor; approx 881 sq ft**

**Price; £290,000 excl**

## DESCRIPTION

A unique opportunity to purchase this well located retail property on Prospect Terrace, one of Douglas' busiest retail locations situated on the main arterial route towards upper Douglas. Neighbouring occupiers include Robinsons, Lloyds Pharmacy and the Co-op. The unit is open plan with an office at the rear. There are storage rooms and WCs to the upper floors.

## LOCATION

Travelling up Prospect Hill from Douglas town centre, continue past the Isle of Man Courts of Justice onto Bucks Road. Prospect Terrace can be found just past the junction with Windsor Road where the property can be easily identifiable in the centre of the terrace of shops.

## ACCOMMODATION

The accommodation comprises;

### *Ground floor*

Retail shop - Approx 741 sq ft (68.8 sq m)  
with aluminium framed shop front and door, broadly rectangular layout.  
Rear ancillary stores and loading bay - Approx 140 sq ft (13 sq m)  
Rear stairs to upper floors

### *First floor*

Front room - Approx 134 sq ft (12.4 sq m)  
Front room - Approx 66 sq ft (6.1 sq m)  
Mid room - Approx 158 sq ft (14.7 sq m)  
Rear room - Approx 377 sq ft (35.0 sq m)  
Rear room - Approx 108 sq ft (78.3 sq m)

### **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.

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*Second floor*

Ladies and gents WCs

Front room

- Approx 138 sq ft (12.8 sq m)

Front room

- Approx 76 sq ft (7.1 sq m)

*Outside*

Direct access at front onto Prospect Terrace and Woodbourne Road. Access from loading bay to rear lane.

**SERVICES**

Mains services are installed.

**POSSESSION**

Vacant possession upon completion of all legal formalities.

**VIEWING**

Further details and viewing arrangements strictly by appointment through the Agents.