

OFFICE/RETAIL/FOOD

**Ground Floor and Lower Ground Floor space
Victory House, Prospect Hill, Douglas**

PLANNING APPROVAL FOR THE ABOVE USES RECEIVED: (REF: 19/00828/C & 19/00829/C)

Units from approx 2600 sq ft – 7,000 sq ft



DESCRIPTION

An opportunity to take a newly stripped out commercial unit in a mixed-use property, occupying a prime position on Prospect Hill. Split over two floors, the unit is situated at the heart of the CBD, within the vicinity of all main Banks, Government Offices and the main retail centre of Douglas. The property comprises a self-contained, open plan unit, with excellent potential for a number of commercial business opportunities. There is also the potential to split the space into two ground floor units, via a new entrance from Prospect Hill.

LOCATION

Victory House is one of the most prominent office buildings in Douglas town centre, occupying a prime location at the junction of Athol Street and Prospect Hill. On travelling up Prospect Hill from Victoria Street, Victory House is on the right hand side, opposite the junction with Athol Street and the Isle of Man Bank. Other occupiers include Lloyds TSB, Pinnacle Book-keeping and Premier Gateway International. Government Offices are approximately 200m away.

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 Mark N Grace BSc MRICS Tim Groves BA (Hons) MRICS CPEA Andrew K Wallis BSc (Hons) MRICS

ACCOMMODATION

Victory House communal entrance lobby (with disabled access from Prospect Hill), reception facility and stairs/passenger lift serving all floor levels.

Ground Floor (Prospect Hill)

Open plan – **approx. 4,400 sq ft** (can be split into two separate units).

Secondary access from Victory House New Wing.

Potential for secondary public access from Prospect Hill (planning received).

Over/...

Lower Ground Floor (Street Level at Rear)

Open plan – **approx 2,600 sq ft** with a separate strongroom storage/office area - with potential for suite to be split in two.

The above suites offer the flexibility of being let separately.

SERVICES

All mains services installed.

REFERENCES

Financial and professional references will be required.

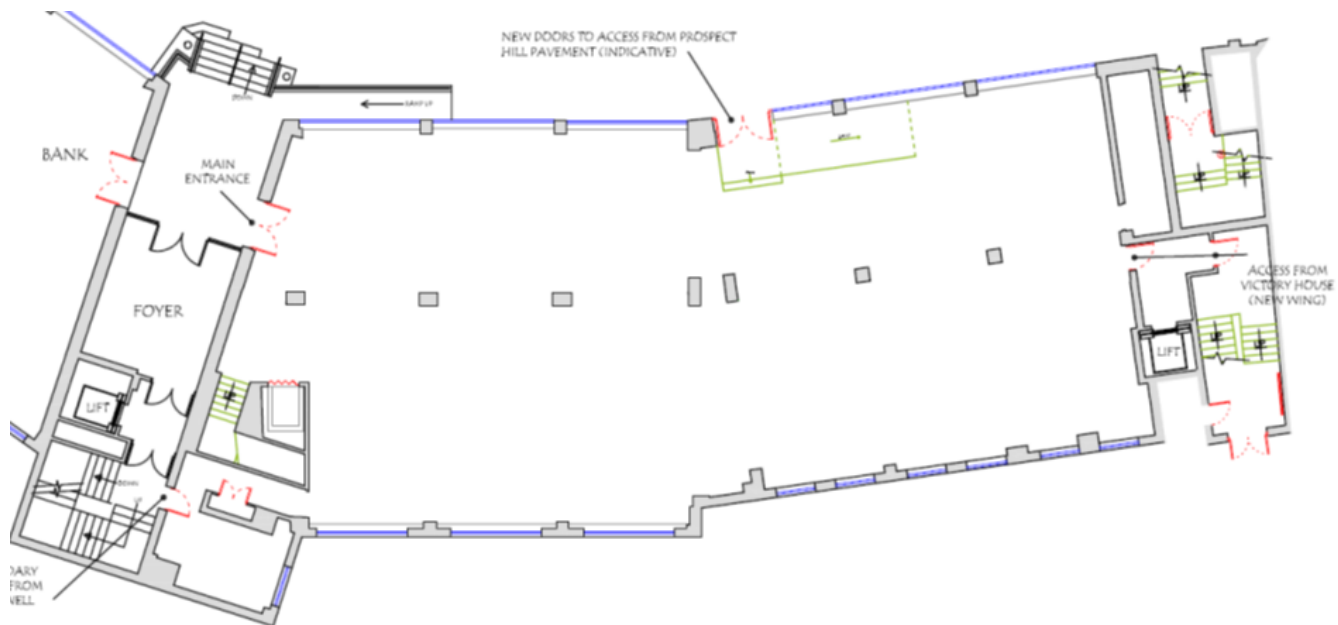
POSSESSION

On completion of legal formalities.

VIEWING

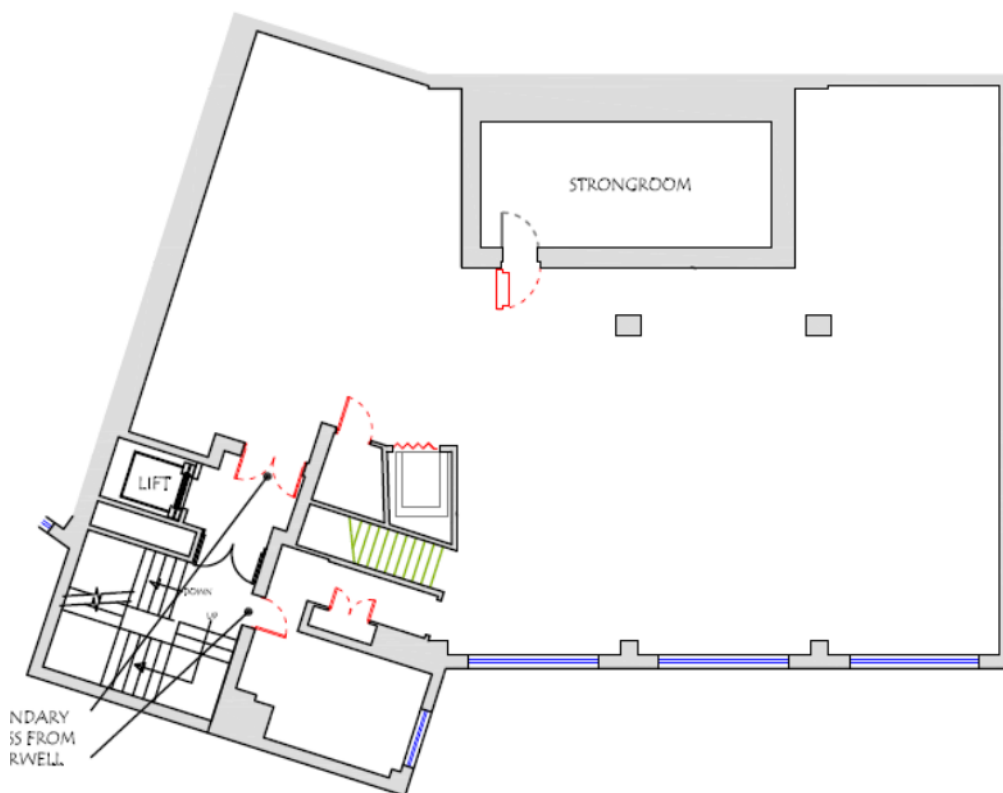
Strictly by appointment through **Black Grace Cowley**.





GROUND FLOOR (STREET LEVEL PROSPECT HILL)

Over/...



LOWER GROUND FLOOR (STREET LEVEL AT THE REAR OF THE BUILDING)