

# FOR SALE

**FREEHOLD OFFICE BUILDING - £290,000 excl. – Approximately 1,135sq ft.**

## 9 Circular Road, Douglas



- Freehold Office Building arranged over three floors in the centre of Town.
- Short distance from Government Offices and within walking distance of all the town centre's amenities.
- Gas fired central heating.
- Two car parking spaces to rear of premises.

Over/...

## DESCRIPTION

Well situated, mid-terrace freehold office building offering approximately 1,135 sq ft of office space over three floors with 2 rear car parking spaces. The building benefits from gas fired central heating and toilet facilities on the first and second floors. Convenient for all facilities and situated on one of the main arterial routes into the Town Centre, the property is within easy walking distance of the main banks, Government Offices and the retail centre of the Town.

## LOCATION

Travelling up Prospect Hill from the Town Centre, take the left hand turning onto Circular Road where the property can be found on the left hand side opposite Capital House. Surrounding occupiers include Capital International, Standard Bank and various professional offices.

## ACCOMMODATION

### Ground Floor

- Vestibule
- Reception Office – Approx 183 sqft
- Rear Office – Approx 156 sqft – With inner hall with steps down to rear outlet and under stairs cupboard.
- Kitchen – Approx 89 sqft

### First Floor

- Large Front Office – Approx 219 sqft
- Rear Office – Approx 91 sqft
- WC

### Second Floor

- Front Office – Approx 247 sqft
- Rear Office – Approx 93 sqft
- WC

Internal staircase to **attic** – part boarded for storage with roof light.

## SERVICES

Mains services are installed. Gas fired central heating.

## TENURE

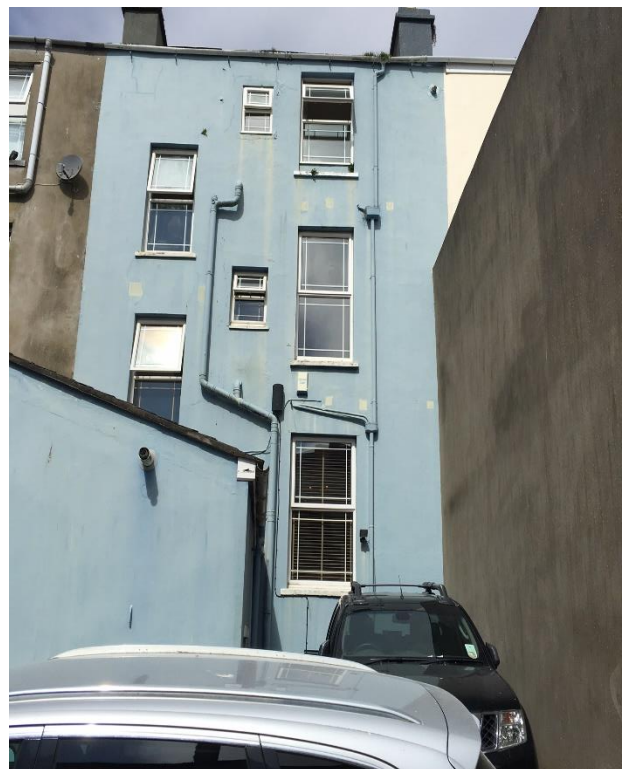
Vacant possession on completion of legal formalities.

## LEGAL FEES

Each party to pay their own legal fees.

## VIEWING

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



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