

# FOR SALE

**RETAIL & OFFICE SPACE - Approximately TOTAL: 14,111 sq ft**

**21-23 Castle Street, Douglas - £1,295,000**

**23 Castle Street, Douglas - £ 795,000**



- Modern purpose-built adjoining retail units arranged over four storeys.
- Rear access to both properties from Market Street.
- Prime retail location in Douglas town centre.
- High specification internal and external finish with lift access to both properties.
- Offers may be considered for the two properties separately.
- Planning approval (20/00401/B) for the conversion of the upper floors of 21-23 Castle street to 12 one bed short term/tourist apartments.

Over/...

## 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.

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.

Milletts have also 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.

## ACCOMMODATION

### 21-23 Castle Street:

- Ground Floor – 2,423 sq ft
- First Floor – 2,395 sq ft
- Second Floor – 2,468 sq ft
- Third Floor – 2,468 sq ft

**Total – 9,754 sq ft**

### 25 Castle Street:

- Ground Floor: 1,338 sq ft
- First Floor – 1,185 sq ft
- Second Floor – 1,337 sq ft
- Third Floor – 497 sq ft

**Total – 4,357 sq ft**

Rear access to both properties from market Street.

## SERVICES

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

## TENURE

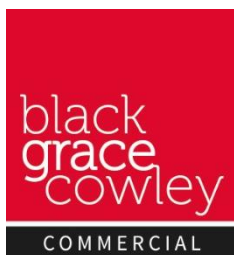
Vacant possession on completion of legal formalities.

## LEGAL FEES

Each party to pay their own legal fees.

## VIEWING

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



**Sharon Gelling**  
Commercial Department  
**01624 645550**  
[sharon@blackgracecowley.com](mailto:sharon@blackgracecowley.com)

**Ben Quayle**  
Commercial Department  
**01624 645550**  
[ben@blackgracecowley.com](mailto:ben@blackgracecowley.com)

### Black Grace Cowley Limited

Details of Black Grace Cowley can be viewed on our website [blackgracecowley.com](http://blackgracecowley.com)

This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by Black Grace Cowley as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions set out herein for the purpose of any particular transaction, and no responsibility or liability, whether in negligence or otherwise, is accepted by Lambert Smith Hampton or by any of its directors, officers, employees, agents or representatives for any direct, indirect or consequential loss or damage which may result from any such reliance or other use thereof. All rights reserved. No part of this publication may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution.