



FOR SALE

Centrally Located Offices Building 18 Hope Street, Douglas

Area: Approx 916 sq ft

OIRO £199,950 exclusive

DESCRIPTION

A good opportunity to purchase a centrally located, end of terrace, office building in a convenient location close to the town centre. The property offers open plan accommodation on the ground floor and four separate individual offices over the first and second floors. The property has separate ladies and gents toilets and under stairs kitchenette. There is parking to the rear of the property for up to two vehicles and the property also benefits from gas fired central heating.

The property would be ideal for an owner occupier looking to be the sole tenant in a building or an investor looking to renovate and rent out.

LOCATION

Travelling along Circular Road from Peel Road take the third right hand turn onto Upper Church Street then take the first right hand turn onto Hope Street where the property is the last building on the right hand side before St Georges Street.

ACCOMMODATION

Ground Floor - approx 315 sq ft comprising open plan office, ladies and gents toilets, kitchenette

First Floor rear – approx 82 sq ft comprising individual office

First Floor front – approx 309 sq ft comprising two separate offices

Second Floor – approx 210 sq ft comprising attic office/storage

OUTSIDE

Front - Enclosed Garden

Rear - door from leads out to parking for up to two vehicles

SERVICES

All main services are connected including Gas fired central heating.

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

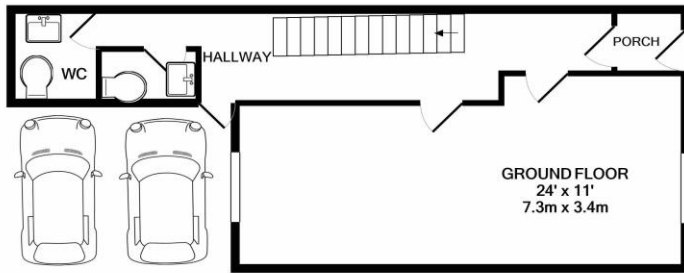
POSSESSION

Vacant possession on completion of legal formalities.

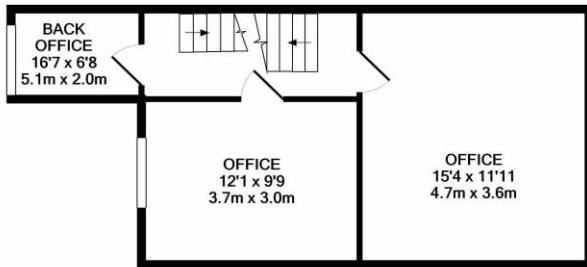
VIEWING

Further details and viewing arrangements strictly by appointment through the Agents, **Black Grace Cowley**

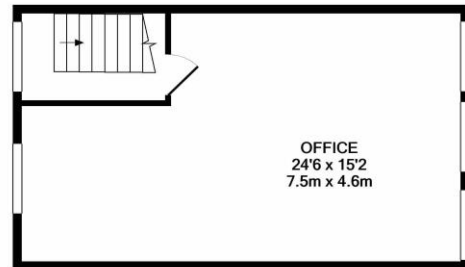
(Floor plan is subject to Contract and not to Scale)



GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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