



**REDUCED FOR A QUICK SALE
TO LET/ FOR SALE**

**Modern Refurbished Offices
8 Mount Pleasant, Douglas**

Area: Approx 1,224 sq ft

**Rent: £17,200 pa exclusive
OIRO: £200,000 (NO VAT)**

DESCRIPTION

An opportunity to either lease or purchase this attractive modern office building in a convenient and central location close to the town centre. The accommodation is arranged over lower ground, ground, first and second floors and benefits from gas fired central heating, double glazing and views of Douglas Bay.

LOCATION

Travelling along Finch Road, Mount Pleasant is a pedestrianised street, located towards the end of the road on the left hand side.

ACCOMMODATION

Ground Floor - approx 406 sq ft comprising reception area and rear meeting room

Lower Ground Floor – approx 297 sq ft comprising kitchen, front and rear offices, WC

First Floor – approx 271 sq ft comprising front and rear offices, WC

Second Floor – approx 250 sq ft comprising attic office/storage

OUTSIDE

Front Garden; with shrubs and a part hedge/part fence perimeter. Steps lead down to the lower ground floor.

Rear; door from lower ground floor leads out to small yard.

LEASEHOLD

A new lease is available on standard full repairing and insuring terms at a commencing rent of £17,200 per annum exclusive, payable quarterly in advance by standing order. The tenant will be responsible for building insurance and all rates payable on the property.

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

SERVICES

All main services are connected including Gas fired central heating.

GUARANTOR

Tenants will be required to provide Directors guarantees in the event that the lease is taken in the name of a Limited company.

POSSESSION

Vacant possession on completion of legal formalities.

VIEWING

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

