



FREEHOLD / LEASEHOLD OFFICE BUILDING

**21 Athol Street
Douglas**

Approx. 3,247 sq. ft.

Sale Price: £690,000 exclusive

Lease Price: £38,964 pa £12 psf exclusive

DESCRIPTION

Opportunity to purchase a double fronted mid-terrace office building, which would suit an owner occupier, on a large site located in business district of Douglas and within walking distance of Government Offices and the main retail streets. The property has UPVC double glazed windows throughout and oil heating.

LOCATION

Athol Street is the prime office location on the Island. Companies with offices on Athol Street include KPMG, Appleby and Deloitte. Government Offices, the Company Registry, the clearing banks and main retail area are nearby.

ACCOMMODATION

The property provides attractive high-quality period office accommodation with its own front entrance, gas fired central heating and some wall mounted air conditioning. The building has good levels of daylight. Shower, WC and kitchen facilities are provided at third floor level with additional WC facilities on first floor and basement levels.

The property provides the following approximate floor areas:-

Ground floor 850 sq. ft.

First floor 883 sq. ft.

Second floor 759 sq. ft.

Third floor 217 sq. ft.

Basement 538 sq. ft.

Total approx. net internal area **3,247 sq. ft.**

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 upon completion of all legal formalities

SERVICES

Mains services are installed.

VIEWINGS

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