

FOR SALE



INVESTMENT OPPORTUNITY – approx. 1,508 sq ft - £275,000 exclusive

Part Tenanted - Current Rental Income - £13,440 pa

Potential Rent Income – Circa £20,000 pa

10 Prospect Hill, Douglas



DESCRIPTION

A good opportunity to purchase this centrally located, mostly tenanted freehold office building in Douglas. The property extends over basement, ground, first, second and third floors.

The property has recently been partially refurbished to include the installation of uPVC windows and the redecoration of the office space. The building is very centrally located on Prospect Hill, directly opposite the entrance to Athol Street, within easy walking distance of all town centre amenities.

LOCATION

10 Prospect Hill is located opposite Java Express and the entrance to Athol Street, the Isle of Man's main financial hub. The property is within walking distance of Douglas Town Centre, all Banks, Isle of Man Government Offices and local amenities, retail and leisure facilities.

ACCOMMODATION

The accommodation is laid out over basement, ground, first, second and third floors and extends to approximately 1,508 sq ft.

Over/...

Ground Floor & Basement: approx. 562 sq. ft - **LET**

Lease expires 17/09/21 with option to renew for further 3 years. Current passing rent: £10,080 pa

First Floor: approx. 300 sq. ft £3,500 pa exclusive

Second Floor: approx. 336 sq. ft £3,000 pa exclusive

Third Floor: approx. 310 sq. ft - **LET**

Let on a month-by-month basis with 3 months written notice. Current passing rent: £3,360 pa

SERVICES

All mains services are connected.

LEGAL FEES

Each party to be responsible for the payment of their own reasonable legal fees in the drawing up of sale documentation.

POSSESSION

Upon completion of all legal formalities.

VIEWING

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



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Black Grace Cowley Limited

Details of Black Grace Cowley can be viewed on our website blackgracecowley.com

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