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

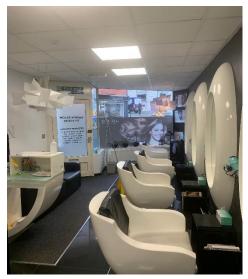
Each party to be responsible for the payment of their own reasonable legal fees in the drawing up of sale documentation.

POSSESSION

Upon completion of all legal formalities.

VIEWING

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









Sharon Gelling Commercial Department 01624 645553 sharon@blackgracecowley.com

Ben Quayle Commercial Department 01624 645550 ben@blackgracecowley.com

Black Grace Cowley Limited

Details of Black Grace Cowley can be viewed on our website 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, efficers, 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.