

# Investment Property

OIRO £450,000 - TENANTED - (Current passing rent £33,932pa)



38-40 Victoria Street, Douglas



- Prime located corner property comprising a bar on the ground floor and office and storage space to the upper floors (with separate access). Currently let on a 21 year lease (to December 2034).
- Occupied by the very popular Thirsty Pigeon pub.
- Tenanted until 12<sup>th</sup> December 2034.
- On the main arterial route through the business and finance centre of the Island.

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## DESCRIPTION

Prominently situated in a prime corner position on the main arterial route through the business and finance centre of Douglas. The property is a former bank premises and is arranged over 5 floors, overlooking Prospect Hill/Victoria Street.

## LEASE DETAILS

Lease dated 12 December 2013 is in place for a term of 21 years. The lease is held on internal repairing and insuring terms.

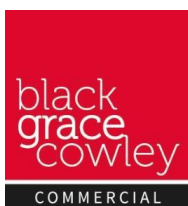
Current passing rent £33,932.24 pax.

## SERVICES

All mains services connected. Serviced by a gas fired central heating system and fire precautions system.

## VIEWING

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



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Black Grace Cowley Limited

Details of Black Grace Cowley can be viewed on our website [blackgracecowley.com](http://blackgracecowley.com)

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