

FOR SALE

PRIME INVESTMENT OPPORTUNITY - £295,000 - (Fully let)

MANNING HOUSE, LORD STREET, DOUGLAS



- Prime fully let Commercial Investment Property in the heart of Douglas.
- Two tenanted retail units and duplex apartment to First and Second Floors.
- Short distance from Government Offices and within walking distance of all the town centre's amenities.
- Current rental income circa. £25,000.

Over/...

DESCRIPTION

A fabulous opportunity to purchase this prime situated fully let commercial investment property situated on Lord Street comprising of two retail units and a duplex two bed roomed apartment.

LOCATION

Travelling from Douglas Sea Terminal along Lord Street, Manning House can be found on the corner on the left hand side at the first set of traffic lights with Market Street and Duke Street.

ACCOMMODATION

Ground Floor:

- Retail Unit to Lord Street/Market Street – Approx 364 sqft.
- Office: Approx. 71 sqft
- WC
- Retail Unit 1C to Lord Street – Approx 200 sqft.
- Suspended ceilings and integral lighting.
- Spiral staircase leading to First Floor preparation area approx. 145 sqft.
- WC
- Self-contained private entrance to Duplex apartment on First and Second Floor.

Basement:

- Storage area – Approx 380 sqft.

First Floor:

- Boiler cupboard
- Open plan Lounge and Kitchen area

Second Floor:

- Separate WC
- Bathroom
- Bedroom

Hallway leading to second bedroom

LEASE TERMS

The model shop unit is on monthly rolling.

The Duplex apartment is currently let from 20th August 2021 for a period of 12 months with a view to extend.

The unit on Lord Street is currently let from 1st April 2021 for a period of five years.

SERVICES

Mains services are installed.

TENURE

Freehold

LEGAL FEES

Each party to pay their own legal fees.

VIEWING

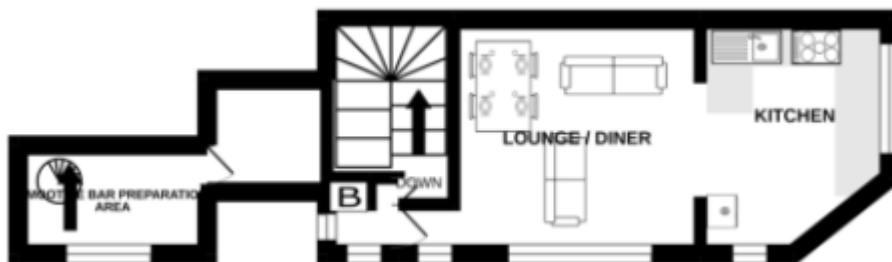
Strictly by appointment through **Black Grace Cowley**.



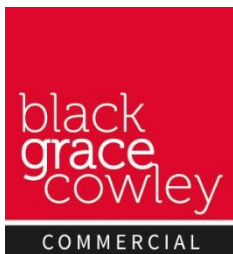
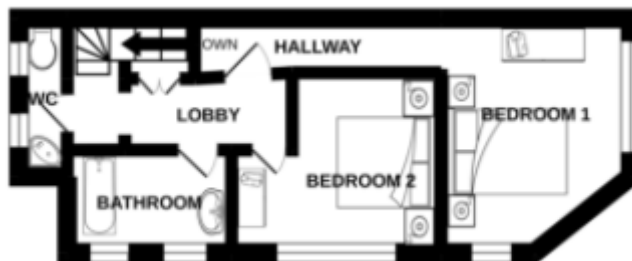
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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