

FOR SALE

INDUSTRIAL SPACE – £249,950 excl. – Approx 2,000 sq ft

UNIT 1, MIDDLE PARK INDUSTRIAL ESTATE, BRADDAN



- Opportunity to purchase the freehold of a purpose built industrial unit on the outskirts of Douglas.
- Approx 2,000 sq ft.
- Full height roller shutter doors with integral pedestrian access.
- 3 allocated parking spaces.
- Rental income of £14,400pa plus VAT – Yield approx. 5.76%

Over/...

DESCRIPTION

Great investment opportunity to purchase a purpose built industrial unit set in an attractive rural setting close to Douglas town centre and Sea Terminal and only fifteen minutes from Ronaldsway Airport. The unit has 3 allocated parking spaces and has full height roller shutter doors with integral pedestrian access.

LOCATION

Travelling out of Douglas on the New Castletown Road, head towards the Cooil Road roundabout. Turn left at the roundabout and continue towards Kewaigue. Take the first right hand turn towards the Energy for Waste Plant and take the left hand entrance onto the Middle Park Estate.

LEASE TERMS

- Current lease is up for renewal in December 2024
- Rental income is £14,400pa plus VAT
- Yield approx. 5.76%

SERVICES

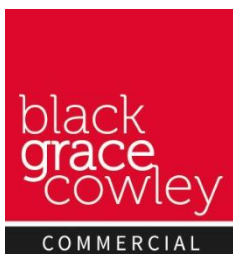
Mains water, electricity, drainage and a WC are installed.

LEGAL FEES

Each party to pay their own legal fees.

VIEWING

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



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

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