

FOR SALE

Freehold Office Investment Property – Circa 21,586sqft plus 36 car spaces

Current part let income - £224,807pa exclusive

Potential fully let income – In excess of £400,000pa

Offers invited in the region of £4.25m exclusive

34 Hope Street, Douglas, IM1 1AP



- Prominent corner position office building with large open plan floors and 36 car spaces.
- A short distance from Government Offices and within walking distance of all the town centre's amenities.
- Estate management opportunities in increase rent roll.
- Raised access floors, suspended ceilings with integral lighting.
- Newly refurbished common area reception facility.

Over/...

DESCRIPTION

34 Hope Street, occupies a highly prominent corner position in the centre of Douglas. The building is substantially occupied on an individual floor basis, with only the small ground floor suite currently vacant, offering potential as either a further office suite, or leisure/coffee shop facility (subject to PP).

LOCATION

Travelling along Lord Street, continue straight through the traffic lights at the junction with Athol Street and Railway Hill onto Peel Road and take the next turning right onto Hope Street. Number 34 can be seen clearly on the left-hand side of the road. Ideally situated within walking distance of all amenities.

ACCOMMODATION

- **Ground Floor Suite** – approx. 2,276 sq.ft – **available.**
- **1st Floor Suite** – approx. 5,853 sq.ft – **(LET).**
- **2nd Floor Suite** – approx. 6,573 sq.ft – **available.**
- **3rd Floor Suite** – approx. 6,882 sq.ft **(LET).**

LEASE TERMS - Available on request.

The current tenants occupy on standard full repairing terms via a service charge facility, with rents ranging from £12.00 to £19.00psf, offering opportunities for future uplifts, and estate management initiatives.

SERVICES

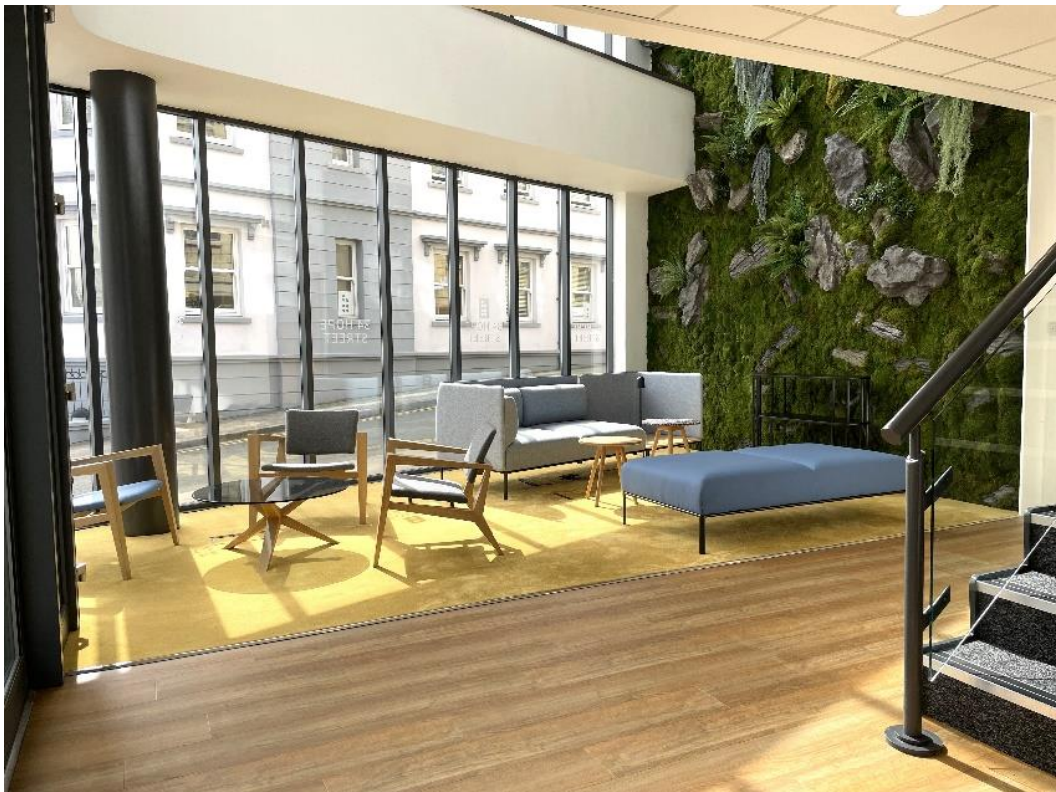
Mains services are connected.

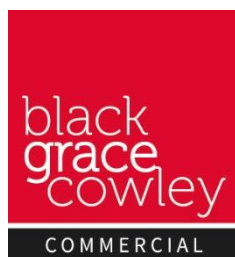
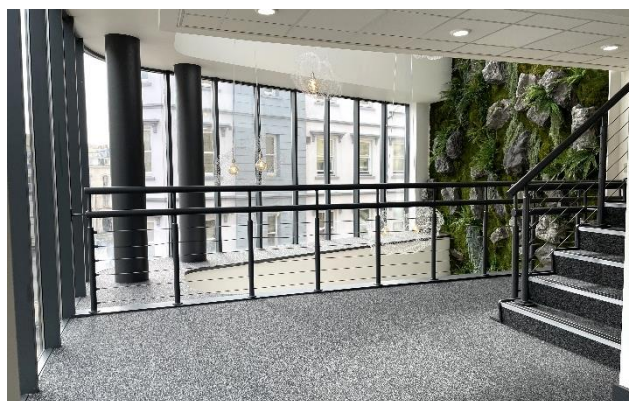
TENURE

Vacant possession on completion of legal formalities.

VIEWING

Strictly by appointment through **Black Grace Cowley** ref: **Mark Grace or Zoe Temple.**





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

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