

# FOR SALE OR TO LET

OFFICE BUILDING WITH GROUND FLOOR PRESENCE - £695,000 exclusive / £70,000 pa exclusive

30 Ridgeway Street Douglas, Isle of Man, IM1 4LN



- 5,800 sq. ft purpose-built office with secure car parking over basement, ground, 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> Floors.
- Situated in the centre of the conveniently located Ridgeway Street, within walking distance of town centre amenities.
- Potential for alternative use, subject to planning permission.
- Rare opportunity to acquire or lease the whole property.
- Secure basement car parking spaces.

Over/...

## DESCRIPTION

A purpose-built office with decorative features situated over 4 floors (including basement). The premises was formally occupied by a single tenant but there is potential for the property to be subdivided and let on a floor-by-floor basis if significant alterations were made. There is secure car parking in the basement via two separate garages, operated by a roller shutter doors, which can be accessed via the rear lane.

## LOCATION

30 Ridgeway Street occupies a prominent central position with access directly from Ridgeway Street or Fancy Street, directly opposite the Douglas Town Hall.

## ACCOMMODATION

Type	Sqft	Sqm
Basement	c.4 car spaces	c.4 car spaces
Ground Floor	1,700	158
1 <sup>st</sup> Floor	1,480	137.50
2 <sup>nd</sup> Floor	1,525	142
3 <sup>rd</sup> Floor	1,090	101
<b>Totals</b>	<b>5,795</b>	<b>538.50</b>

## TENURE

Vacant possession on completion of legal formalities.

## GUIDE PRICE

We are instructed to seek offers in the region of £695,000 for the freehold interest.

## QUOTING RENT

Offers are invited for the leasehold interest in the region of £70,000 per annum.

## CAR PARKING

There is secure car parking in the basement for up to c. 4 vehicles and nearby spaces are available to let via a separate agreement at c.£1,200 per annum, per space.

## DIRECTOR'S GUARANTEE/DEPOSIT

A Director's guarantee will be required if the lease is being taken in the name of a Limited Company. A 3-month rental deposit will be payable upon signing of the lease and will be returnable upon satisfactory expiry of the lease.

## SERVICES

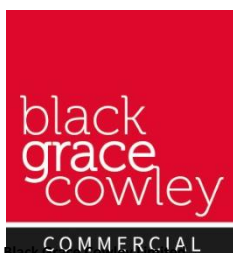
All main services are connected. An air conditioning system serves the property. A swipe card access system has been installed throughout the building. A full fire alarm system is installed incorporating heat detectors, smoke detectors, glass breaks, emergency lighting etc. A gas boiler provides hot water to the office areas.

## LEGAL FEES

Each party to pay their own legal fees.

## VIEWING

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



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