

# FOR SALE

Office Building In The Heart of The Islands Financial Capital – 5,416 sq ft

Quoting Price: £1,000,000 exclusive

29 / 31 Athol Street, Douglas, Isle of Man, IM1 1LB



- 5,416 sq. ft office arranged over four floors (inc basement) with parking for 8 vehicles.
- Originally constructed in the mid 1800's as two separate dwellings, subsequently subject to extensions at the rear and reconfigured to provide a single unit, retaining many of the original features.
- Maintained to a high standard with plenty of natural light into the office space.
- Walking distance of town centre amenities.

Over/...

## DESCRIPTION

Originally constructed in the 1800's as two separate dwellings, the property has been subject to a number of alterations and extensions in order to be configured as a single unit, with many of the original features being retained. The premises is currently owner occupied but there is potential for the property to be subdivided back into two properties, if significant alterations were made.

There is secure car parking in the rear basement via a roller shutter door for 3 vehicles and a yard area at the rear suitable for 5 vehicles if parked back to back.

## LOCATION

The property is situated in the heart of Douglas City's financial district on Athol Street, neighboring Appleby and Garforth Gray Estate Agents.

## QUOTING PRICE

We are instructed to seek offers in the region of £1,000,000 exclusive for the freehold interest.

## SERVICES

Mains services are installed, along with a full fire alarm system incorporating heat detectors, smoke detectors, glass breaks, emergency lighting etc.

Two gas boilers serving either side of the property, provides hot water to the office areas.

## TENURE

Vacant possession on completion of legal formalities.

## LEGAL FEES

Each party to pay their own legal fees.

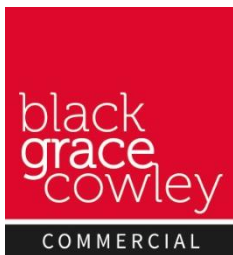
## VIEWING

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

## ACCOMMODATION

No. 31	SQ FT	SQ M
3 <sup>rd</sup> Floor	457 (NIA)	42
2 <sup>nd</sup> Floor	446 (NIA)	41
1 <sup>st</sup> Floor	461 (NIA)	43
Ground Floor	389 (NIA)	36
Basement	340 (NIA)	32
<b>TOTAL NET INTERNAL AREA COMBINED</b>	<b>2,093 (NIA)</b>	<b>194</b>

No. 29	SQ FT	SQ M
3 <sup>rd</sup> Floor	466 (NIA)	43
2 <sup>nd</sup> Floor	838 (NIA)	78
1 <sup>st</sup> Floor	945 (NIA)	88
Ground Floor	722 (NIA)	67
Basement	352 (NIA)	32
<b>TOTAL NET INTERNAL AREA COMBINED</b>	<b>3,323 (NIA)</b>	<b>308</b>



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