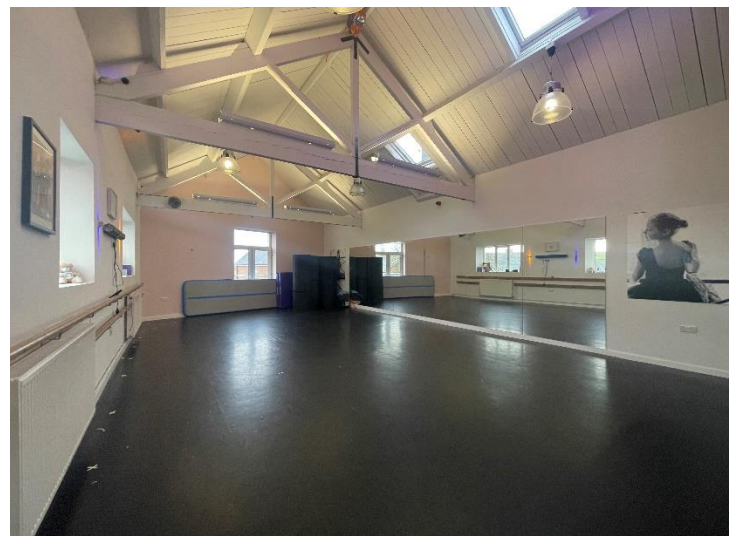


# FOR SALE

**Well Positioned Commercial Unit – OIRO £285,000 - Approx 1,720 sq ft**

## Tregellis House, Westmoreland Road, Douglas



- Rare opportunity to purchase this corner positioned commercial unit – currently used as a dance studio. Conveniently located in the centre of Douglas.
- Comprises of one Studio on the ground floor, and a kitchen area; stairs to first floor which houses a second studio, a storeroom and toilet.
- Fully renovated and replastered throughout. Also benefits from a strengthened floor, steel and concrete pads, double-glazed windows, rewired and replumbed.
- Vacant possession on completion of all legal formalities.

Over/...

## DESCRIPTION

Excellent opportunity to purchase a commercial unit currently run as a dance studio in the heart of Douglas. Refurbished with double-glazed windows, re-wired and re-plumbed. Prime, highly visible location on the corner of Allan Street and Westmoreland Road.

## LOCATION

Travelling along Circular Road from Prospect Hill, take the right hand turning at the first set of traffic lights into Westmoreland Road. The property is located approximately 200 yards along on the right-hand side on the corner onto Allan Street.



## ACCOMMODATION

### Ground Floor – Approx 960 sq ft

- Studio – approx 700 sq ft
- Kitchen – approx 260 sq ft

### First Floor – Approx 760 sq ft

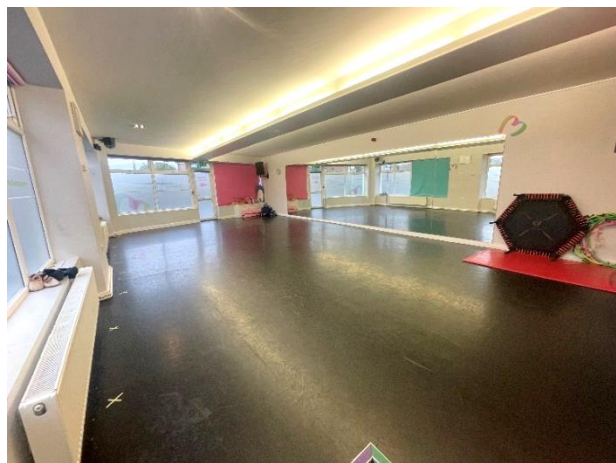
- Studio with vaulted ceiling – approx 640 sq ft
- Storeroom – approx 120 sq ft
- Toilet

## SERVICES

Mains services are installed.

## VIEWING

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



**Sharon Gelling**  
Commercial Department  
**01624 645550**  
[sharon@blackgracecowley.com](mailto:sharon@blackgracecowley.com)  
**Ben Quayle**  
Commercial Department  
**01624 645550**  
[ben@blackgracecowley.com](mailto:ben@blackgracecowley.com)

### Black Grace Cowley Limited

Details of Black Grace Cowley can be viewed on our website [blackgracecowley.com](http://blackgracecowley.com)

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