

FOR SALE – RETAIL INVESTMENT



PRIME RETAIL UNIT – Approximately 1,439 sq ft

FREEHOLD - £325,000 - NO VAT – FULLY LET

55 Strand Street, Douglas



- Modern, tenanted, retail unit available in a prime location within the heart of the Island's premier retail and pedestrianised thoroughfare, Strand Street.
- Short distance from the main central business district and within walking distance of all the city centre's amenities.
- Retail area with ancillary stores, office/kitchen, WC and parking space to the rear.
- 5-year lease taken from 2025, Tenants pay own rates.
- Building is insured by Landlord and recharged to the Tenants.

Over/...

DESCRIPTION

This modern tenanted retail unit is a unique investment opportunity in the vibrant heart of Strand Street.

Excellent condition throughout and includes retail area, rear office/kitchen and separate WC with storage/ancillary space to the first floor. At the back of the unit there is a parking space/loading area.

LOCATION

Walking from Marks and Spencer on Strand Street in the direction of the Strand Centre, continue past TK Maxx. The property can be found on the left-hand side opposite The Post Office.



ACCOMMODATION

Ground Floor – Approximately 811 sq ft

- Retail Area – Approx 694 sq ft
- Office/kitchen – Approx 117 sq ft
- WC

First Floor – Approximately 628 sq ft

- Room 1 – Approx 386 sq ft
- Storage Room – Approx 242 sq ft

Current tenant on 5-year lease

£18,000 per year.

SERVICES

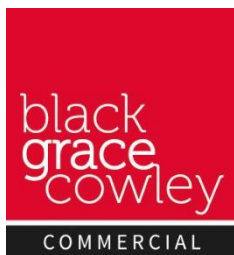
Mains services are installed.

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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