

FOR SALE

BANKING HALL / PARTIALLY CONVERTED CAFÉ / BAR / RESTAURANT - £1,350,000 exclusive

1 Prospect Hill, Douglas



- Landmark period former banking hall on the prominent corner of Prospect Hill.
- Planning permission and registered building consent for conversion from a banking hall into a café / bar / restaurant (Application 15/00070/GB).
- Arranged over three floors with two passenger lifts and original historical features retained.
- Planning consent for outside seating area (Application 14/00419/CON).
- Potential for alternative uses, subject to planning permission.

Over/...

DESCRIPTION

An opportunity to purchase this impressive, period office building arranged over three floors. The property comprises of period stone and render with a pitched tiled roof providing accommodation over ground, first and second floors. There are three staircases leading off the ground floor and two passenger lifts. In particular, the property features attractive detailing to the external elevations. The ground floor accommodation has planning permission for a coffee/wine bar area. Other occupiers in the area include Isle of Man Bank Head Office, The Old Courthouse, iQ Apple and Santander.

LOCATION

The property occupies a prominent corner position at the junction of Prospect Hill and Nelson Street in the central business district on the main thoroughfare running through the finance and business sector towards the retail center. It benefits from a high level of passing traffic and pedestrian flow.

ACCOMMODATION

- **Ground Floor – c. 1,839 sq ft**
- **First Floor – c. 1,961 sq ft**
- **Second Floor – c. 1,267 sq ft**
- **Total: c. 5,067 sq. ft**

PLANNING REFERENCE

Reference: 15/00282/GB

SERVICES

Mains services are installed.

TENURE

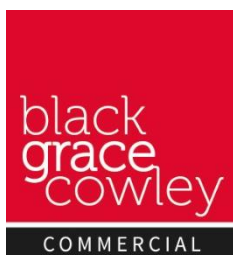
Vacant possession on completion of legal formalities.

LEGAL FEES

Each party to pay their own legal fees.

VIEWING

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



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