

# FOR SALE

**GROUND FLOOR RETAIL PREMISES – £189,000 excl. - Approximately 846 sq ft**

## 2 Michael Street, Peel, IM5 1HA



- A rare opportunity to acquire ground floor and basement retail space in a highly prominent corner location in the heart of Peel.
  - The property provides maximum visibility from the two main retail streets.
  - Open plan retail areas to Ground Floor and Basement with Kitchen and WC.
  - Very close proximity to public car park off Douglas Street.
  - Property owned on a Long-Term Leasehold.
  - The property currently has a tenant until February 2024 paying a rent of £11,700 pa.
- Over/...

## DESCRIPTION

Situated in the heart of Peel's active high street, this exceptional ground floor and basement retail space, enjoys a prominent corner position with expansive glass frontage onto both Michael Street and Douglas Street. Ample natural light floods the interior to the ground floor, creating an inviting atmosphere for customers. The open plan floor allows for a variety of layout options, catering for all manner of different types of business.

## LOCATION

Walking along Michael Street high street with Paradise & Gell on the left-hand side, continue to the end of the road where the property can be found on the left, turning onto Douglas Street.

## ACCOMMODATION

### Ground Floor – Approximately 526 sq ft

- Open Plan Shop – Approx 470 sq ft
- Kitchen – Approx 41 sq ft
- WC – Approx 15 sq ft

### Basement Floor – Approximately 320 sq ft

Open Plan Area

## SERVICES

Mains services are installed.

## TENURE

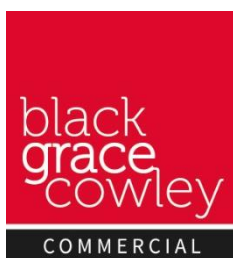
Property owned on a Long-Term Leasehold.

## LEGAL FEES

Each party to pay their own legal fees.

## 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)

This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by Black Grace Cowley as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions set out herein for the purpose of any particular transaction, and no responsibility or liability, whether in negligence or otherwise, is accepted by Black Grace Cowley or by any of its directors, officers, employees, agents or representatives for any direct, indirect or consequential loss or damage which may result from any such reliance or other use thereof. All rights reserved. No part of this publication may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution.