

# FOR SALE



**INVESTMENT OPPORTUNITY (FULLY LET) – OIRO £1,000,000 excl. - Approx 7,153 sq ft**

## Manannan House, Market Square, Castletown



- Fabulous opportunity to purchase this Historic Registered Investment Property on Market Square, with magnificent views to Castle Rushen.
- Ideally located within easy walking distance of all Castletown's amenities, a few minutes' drive from the airport and only 15 minutes from Douglas town centre.
- Current Passing Rent - £76,740 pa excl. – **THE PROPERTY IS NOT ELECTED FOR VAT.**
- Arranged over five floors.
- Five car parking spaces included at the rear of the property.

Over/...

## DESCRIPTION

Great opportunity to purchase this former Town Hall, which exudes charm and historical significance. The property is arranged over five floors and occupies one of the most prominent locations on Market Square. Meticulously refurbished to a very high standard to provide modern retail and leisure accommodation.

The property is fully let with CoffeeCraft Limited occupying part ground floor and basement and Evolution Fitness Limited occupying the remainder. Five parking spaces are included at the rear of the property.

## LOCATION

Travelling into Castletown Square from the harbour, turn right into The Square and the property is located on the left-hand side before the start of Arbory Street.

## LEASE TERMS/REPAIRING OBLIGATIONS

A new lease is available on standard FRI terms via a service charge. Tenant to pay rates and insurance.

## RENT REVIEWS

Standard three yearly upward only rent reviews.

## DIRECTOR'S GUARANTEE/DEPOSIT

A Director's guarantee will be required if the lease is being taken in the name of a Limited Company. A 3 month rental deposit will be payable upon signing of the lease and will be returnable upon satisfactory expiry of the lease.

## SERVICES

Mains services are installed.

## TENURE

Vacant possession on completion of legal formalities.

## LEGAL FEES

Each party to pay their own legal fees.

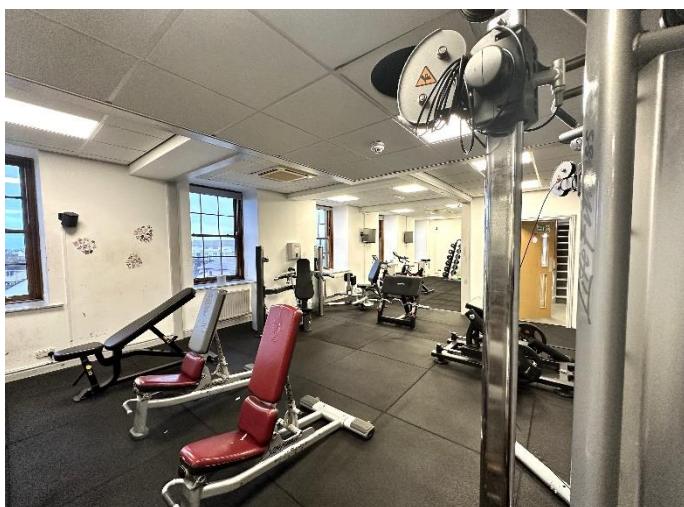
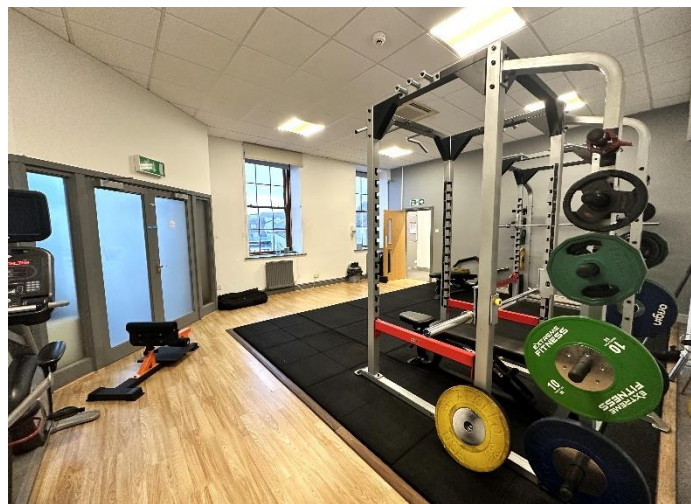
## VIEWING

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

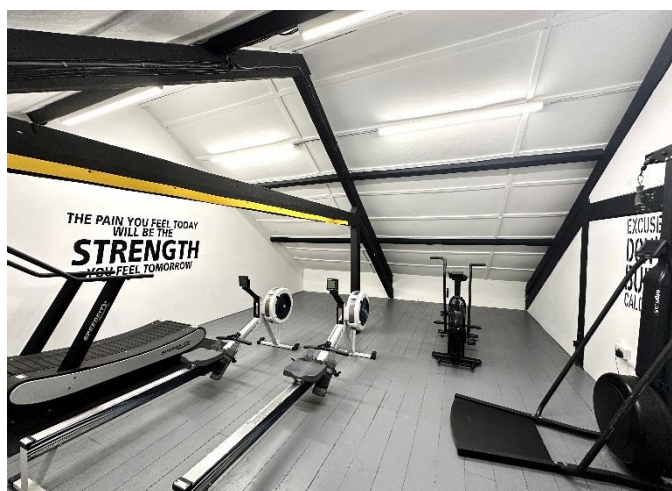
## TENANCY SCHEDULE

<ul style="list-style-type: none"><li>LHS Ground Floor</li><li>Part Basement</li></ul> Total area let: 1,623 sq ft	Lease expiry – 15/10/2026
<ul style="list-style-type: none"><li>RHS Ground Floor</li><li>Part Basement</li><li>First Floor</li><li>Second Floor</li><li>Attic</li></ul> Total area let: 5,530 sq ft	Lease expiry – 15/01/2029
<b>TOTAL AREA: 7,153 sq ft</b>	
<b>TOTAL RENTAL INCOME</b>	<b>£76,740</b>









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