

# FOR SALE – DUE TO BUSINESS RELOCATION

FREEHOLD - Offers In Excess of £700,000 - AREA CIRCA - 793 SQM / 8,536 SQFT



## 61-62 Derby Square, Douglas, Isle of Man IM1 3LP



- Ideally located Commercial premises featuring a seamlessly integrated showroom, office, and workshop space arrangement across three floors.
- Perfect opportunity for a business seeking an owner-occupied premises, or an investor. (The premises is not available to blind or curtain businesses).
- Comprising three floors, the property boasts a total Gross Internal Area (GIA) of circa 793 sqm / 8,536 sq ft, facilitating versatile commercial uses with separate level access from the rear on the first floor.
- Five car parking spaces to the front of the property.
- Available for immediate occupation on completion of all legal formalities.
- Black Grace Cowley are also marketing for sale the adjoining property, offering a joint development opportunity, subject to any relevant planning approval.
- ***The existing business has relocated and forms no part of the sale.***

## DESCRIPTION

A well-established Douglas Showroom premises with upper workshop/office facilities. Based across three storeys, this relatively open plan property boasts great opportunities for a multitude of uses, subject to any necessary planning applications.

The property also benefits from painted and plastered walls and ceilings along with double glazed windows. The top floor workshop features A-frame beams which provide a clear working height of approximately 2.00 meters.

With both front, rear and central staircases the property offers excellent flexibility options. The property further benefits from a separate goods entrance to the rear at first floor level.

## LOCATION

Travelling from Douglas town centre continue up Prospect Hill onto Bucks Road, past Prospect Terrace and onto Woodbourne Road. Turn right at the junction of Woodbourne Road and Derby Road and continue down towards the promenade where the entrance to Derby Square can be found on the right-hand side a short distance along. Talbot and Son Blinds showroom can be found immediately on the right-hand side.

## ACCOMMODATION

Approximately:

Ground Floor (GIA)	264 sqm / 2,842 sqft
1 <sup>st</sup> Floor (GIA)	264 sqm / 2,842 sqft
2 <sup>nd</sup> Floor (GIA)	265 sqm / 2,852 sqft

**Total: 793 sqm / 8,536 sqft**



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## CAR PARKING

The property features five car parking spaces within its forecourt.

## SERVICES

All mains' services are connected. The property further benefits from a fire precaution system and a burglar alarm. The property is heated by an oil-fired central system.

## TENURE

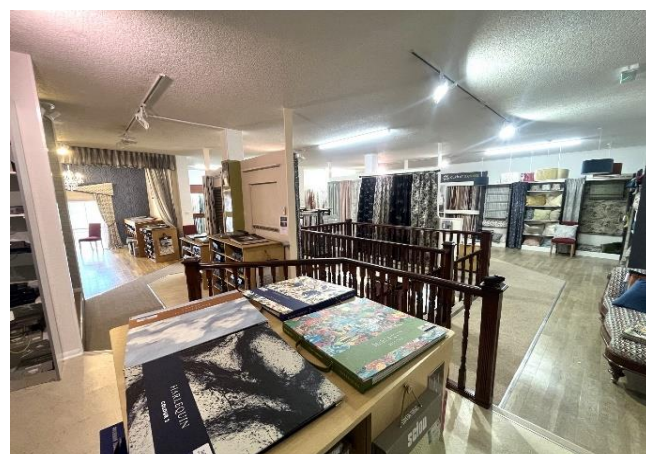
Vacant possession on completion of legal formalities.

## LEGAL FEES

Each party to pay their own legal fees.

## VIEWING

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



### Black Grace Cowley Limited

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

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