

# INVESTMENT OPPORTUNITY



RETAIL / RESIDENTIAL – £442,000 excl. - Approximately 2,978 sq ft

5 Market Hill, Douglas, IM1 2BF



- Commercial investment property, arranged over five floors in a great location, just off North Quay.
- Retail Unit to Ground with accompanied storage facilities on the Basement Floors, with three, two-bedroom flats to upper floors.
- Fully tenanted with current rental income of £35,300 per annum.
- Available immediately.

Over/...

## DESCRIPTION

A mixed-use commercial property investment offering commercial premises on the ground floor along with residential uppers. Both the commercial unit and three upper flats are all tenanted and income generating.

The ground floor unit, accompanied by 1 parking space to the rear, features an extensive glass frontage and open plan shop floor. Contained WCs can be found at the rear of the shop floor along with access to the basement storage facility.

The upper floors host three two-bedroom flats. The flats are relatively similar in terms of their specification, providing spacious living areas in the centre of town. The building is fitted with UPVC double glazing throughout.

## LOCATION

Travelling south along Lord Street from the Sea Terminal, turn left onto Market Hill where the property can be found on the right-hand side.

## ACCOMMODATION

### Approx Measurements:

Ground Floor Retail Area – 58.44 sqm / 629 sq ft  
1<sup>st</sup> Floor GIA – 72.77 sqm / 783 sq ft  
2<sup>nd</sup> Floor GIA – 72.77 sqm / 783 sq ft  
3<sup>rd</sup> Floor GIA – 72.77 sqm / 783 sq ft

## SERVICES

Mains services are installed. The ground floor retail unit is served by air conditioning. The upper flats are served by individual gas fired boilers.

## TENURE

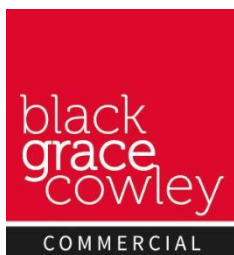
Subject to existing tenancies and completion of legal formalities.

## LEGAL FEES

Each party to pay their own legal fees.

## VIEWING

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



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