

FOR SALE – INVESTMENT - £850,000



CURRENTLY PRODUCING RENT OF £55,188 pa – Potential: £74,188 pa

1-7 Avondale Court Retail Complex, Onchan



- A rare opportunity to acquire a multi-unit retail investment comprising of 7 Units – (currently laid out as 3 single and 2 double).
- Central Onchan location, with own private car park.
- Opposite The Village Walk Shopping Centre and soon to be, Tesco Supermarket.

Over/...

DESCRIPTION

Commercial investment opportunity with established tenants in a popular development benefiting from its own private car parking.

THE OPPORTUNITY

The Retail Complex, including the car park, is offered at an asking price of £850,000. We understand the Complex is currently not registered for VAT and therefore no VAT will be application on the sale price.

ACCOMMODATION

The site comprises of a total of seven units, currently laid out to provide two double units and three single units. On site users include beauty salon, dental surgery, physiotherapy and hairdressers.

We understand that the overall site extends to approximately 1,240sqm or 0.30acres.

<u>UNIT</u>	<u>SIZE</u>	
Unit 1	641 sq ft	Hairdresser
Unit 2	634 sq ft	Physiotherapy
Unit 3	1,271 sq ft	Dentist
Units 4&5	1,519 sq ft	Available to Lease
Units 6&7	990sq ft	Beauty Salon
CURRENT INCOME	£55,188 PA	
POTENTIAL FULLY LET	£74,188 PA	

LOCATION

The site is located immediately opposite Shoprite (soon to be re-branded and refurbished as a TESCO store) and the Village Walk Shopping Centre.



LEASE TERMS

There are individual leases in place for each of the units on Internal Repairing Terms, details will be made available to bona-fide purchasers.

SERVICES

Mains services are installed to the site.

The individual units have their own gas fired heating systems – Landlord services boilers.

TENURE

The property is available as a going concern by acquisition of the current investment company that owns the freehold interest, on completion of all legal formalities.

LEGAL FEES

Each party to pay their own legal fees.

VIEWING

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



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