

FOR SALE – INVESTMENT

INDUSTRIAL INVESTMENT – £330,150 excl. – Approx 2,130 sq ft

Unit 7, Trafalgar Park, Ballasalla



- Opportunity to purchase the freehold of a purpose built industrial investment unit.
- Attractive rural setting close to Douglas town centre.
- Approx 2,000 sq ft.
- Full height roller shutter doors with separate pedestrian access and glass frontage.
- Rental income of £20,000 pa plus VAT, reflecting a gross yield of 6.06%.
- Occupied on a year license, commencement from 1st May 2024.

Over/...

DESCRIPTION

Great investment opportunity to purchase a purpose built industrial unit set in an attractive new build industrial estate. The unit features 3 dedicated parking spaces and has full height roller shutter doors with separate personale door embedded into a modern glass frontage.

LOCATION

Balthane Park is ideally located close to Ronaldsway Airport and only 15 minutes from the centre of Douglas.

Travelling into the Balthane Industrial Estate in Ballasalla, take the first left hand turn onto Ballahick Road, where the development can be found after Athol Garage on the left -hand side.

LEASE TERMS

- Current License agreement is up to 30th April 2025.
- Rental income is £20,000 pa + VAT.

SERVICES

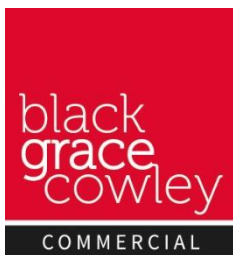
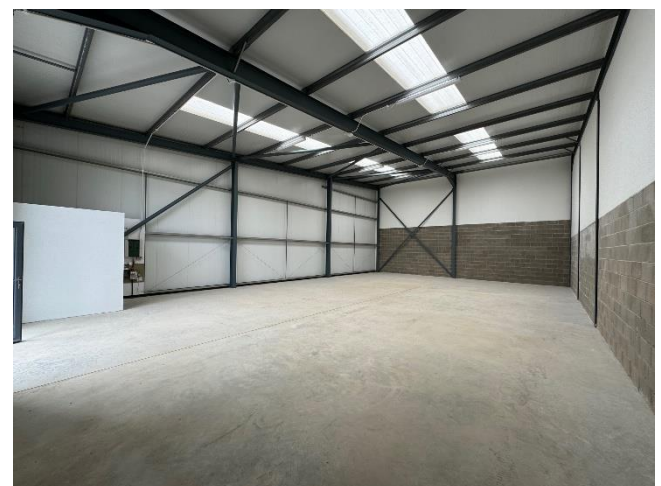
A mains water supply with bib tap, telecoms duct, 3 phase electrics and a capped foul drain are provided in each unit.

LEGAL FEES

Each party to pay their own legal fees.

VIEWING

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



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