

FOR SALE £645,000 Exclusive



OFFICE SPACE WITH RESIDENTIAL OPPORTUNITIES - Approx. 4,133 sq ft

19 Mount Havelock, Douglas



Discover Your Ideal Office Space with Residential Opportunities in a Historic Gem

Step into the heart of Douglas city centre and explore a unique opportunity to acquire a prestigious office building nestled within a beautifully restored Victorian townhouse. With four spacious floors boasting impressive views over the city and Douglas Bay, this property offers both aesthetics and functionality for any business.

Elegant Design and Functional Space

Accessible via a charming central staircase adorned with original balusters and a solid rosewood handrail, the building retains many period features that contribute to its distinctive character. With approximately 4,133 sq.ft (384 sq.m) of versatile floor space, this property can comfortably accommodate up to 35 desk spaces, making it perfect for businesses of various sizes.

The layout includes a mix of open-plan office suites and private rooms, providing options to create a collaborative environment or designate private areas as needed. Recent renovations have enhanced the comfort and functionality, featuring a modern kitchen and updated restroom facilities, including a shower.

Over/...

INVESTMENT POTENTIAL

This office building presents an incredible investment opportunity, whether you choose to acquire it in its entirety or explore the option of sub-letting individual office suites.

Additionally, it holds planning permission for a Director's Apartment on the upper floors (PA 24/00069/B), perfect for those seeking residential opportunities.

The property can also be converted into a four-bedroom house (PAs 24/00070/B & 24/00073/B), amplifying its versatility as a property investment.

STRATEGIC LOCATION

Situated in an area designated for Mixed Use under the Area Plan for the East, the property is positioned just minutes from local amenities, including Strand Street and essential Government Buildings, Tynwald, and the Law Courts. The ground floor offers level access from Mount Havelock, ensuring that all visitors can easily enter the building.

For added convenience, parking is available at the rear, with additional two-hour street parking immediately outside and close proximity to Chester Street car park.

MODERN INFRASTRUCTURE

Stay connected with high-speed fibre internet, internal Wi-Fi, and CAT 5 infrastructure throughout the building. A sophisticated contemporary lighting scheme, featuring energy-efficient LED fixtures, complements the tasteful decor, which includes quality carpeting and a recently restored and decorated front façade.

Experience a blend of historic charm and modern convenience in a location that truly embodies the essence of Douglas city life. Don't miss the chance to make this fabulous freehold office building, with its residential potential, your own.

LEGAL FEES

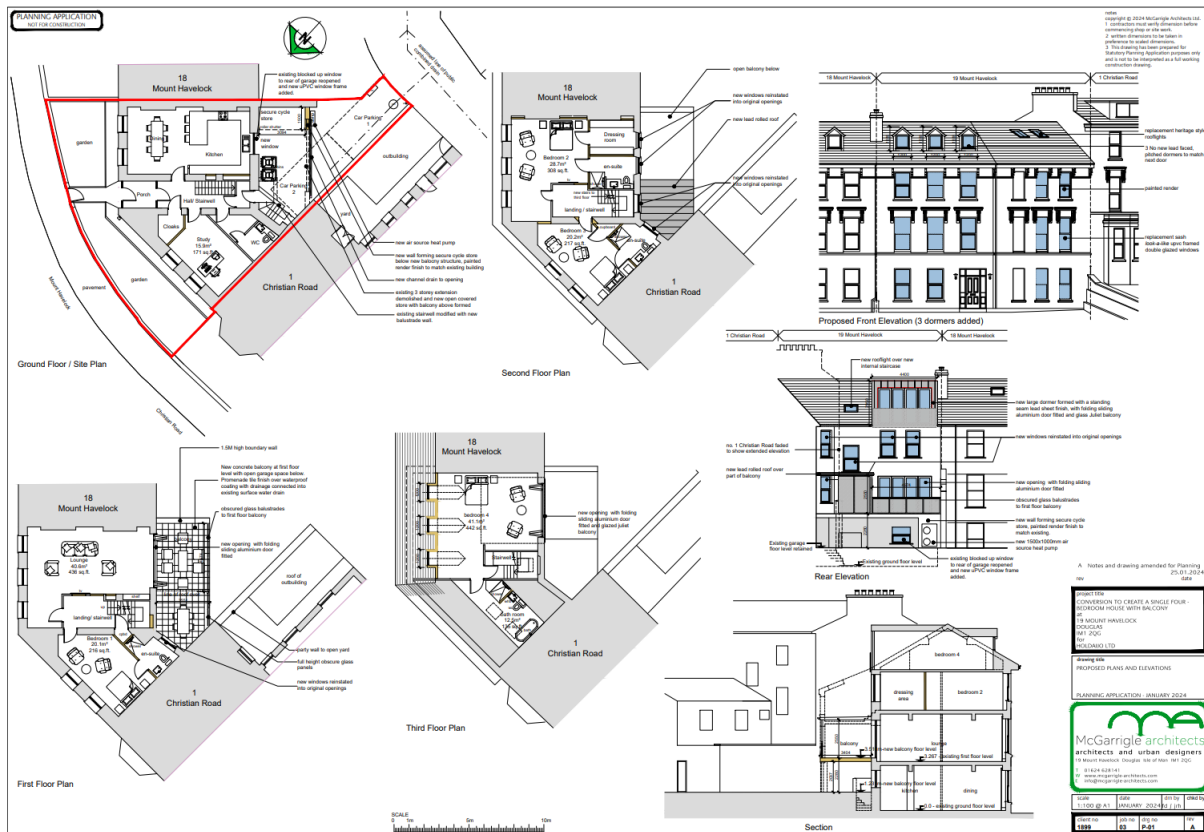
Each party to pay their own legal fees.

VIEWING

Strictly by appointment through **Black Grace Cowley** on **01624 645550**.

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Planning Permission: Luxury 4 Bed House with Balcony & Dormers

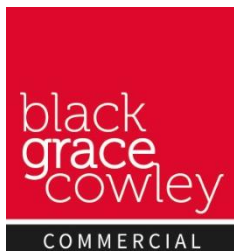
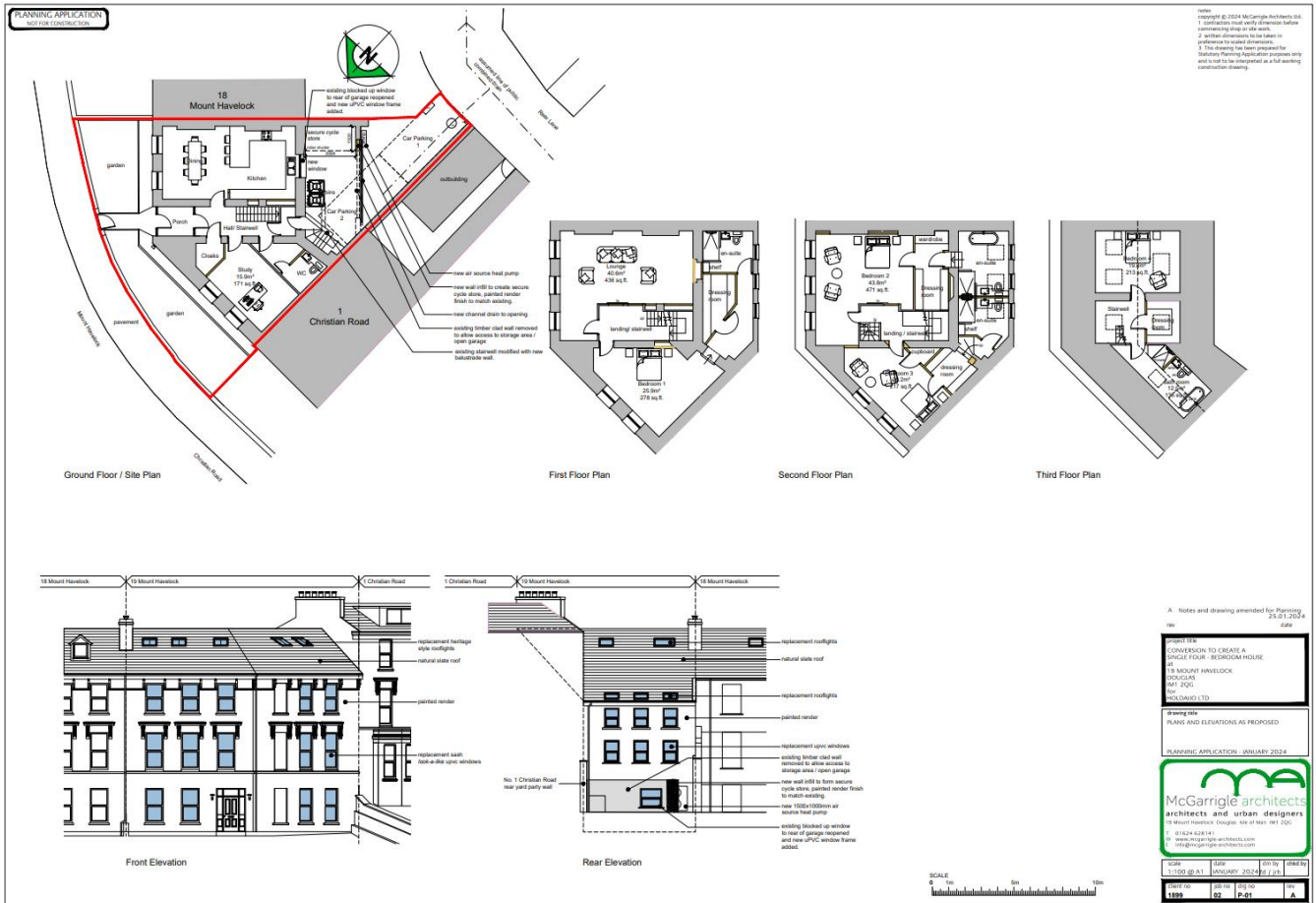


Planning Permission: Offices with Director's Apartment



Over/...

Planning Permission: 4 Bed House



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