

# FOR SALE – OFFICE & RETAIL INVESTMENT

## FULLY LET – £975,000 + VAT – Income: £78,500pa

### Rosemary House, Finch Road, Douglas



- Fabulous opportunity to purchase this attractive, fully Tenanted Investment Property on Finch Road in the heart of Douglas Town Centre.
- The Investment comprises of six office/retail units, a self-contained double fronted office and a six space car park.
- The property is arranged over two storeys although, as positioned on a hill, all entrances are at ground floor level. The property has recently been reroofed and the car park resurfaced and the whole building was externally decorated in 2022.
- All leases are Effective Full Repairing and Insuring and each unit is separately metered. Tenants pay own Rates. Building is insured by the Landlord and recharged to the Tenants.
- There is a good mix of Tenants which include a Travel Agent, Tattoo Artist, Hairdresser, Beauty Salon, Barber, Café; Junior Achievement occupies the office – (ground floor entrance off Mount Havelock).

Over/...

## DESCRIPTION

Fabulous opportunity to purchase this Town Centre Investment with a good mix of Tenants.

Each Lease is on effective Full Repairing and Insuring Terms.

Please contact us for further Lease information.

## LOCATION

Travelling along Loch Promenade, turn left at the first roundel onto Church Road Marina. Follow the road around leading onto Finch Road. The property can be found directly ahead just past Chester Street multi-storey car park.

## SERVICES

The property is fully electric with the units benefitting from wall mounted electric heaters. Each unit is separately metered and pays their own electricity bill and Rates. Landlord insures the whole building and recharges the Tenants. The only common area is the bin store situated on Finch Road.

## LEGAL FEES

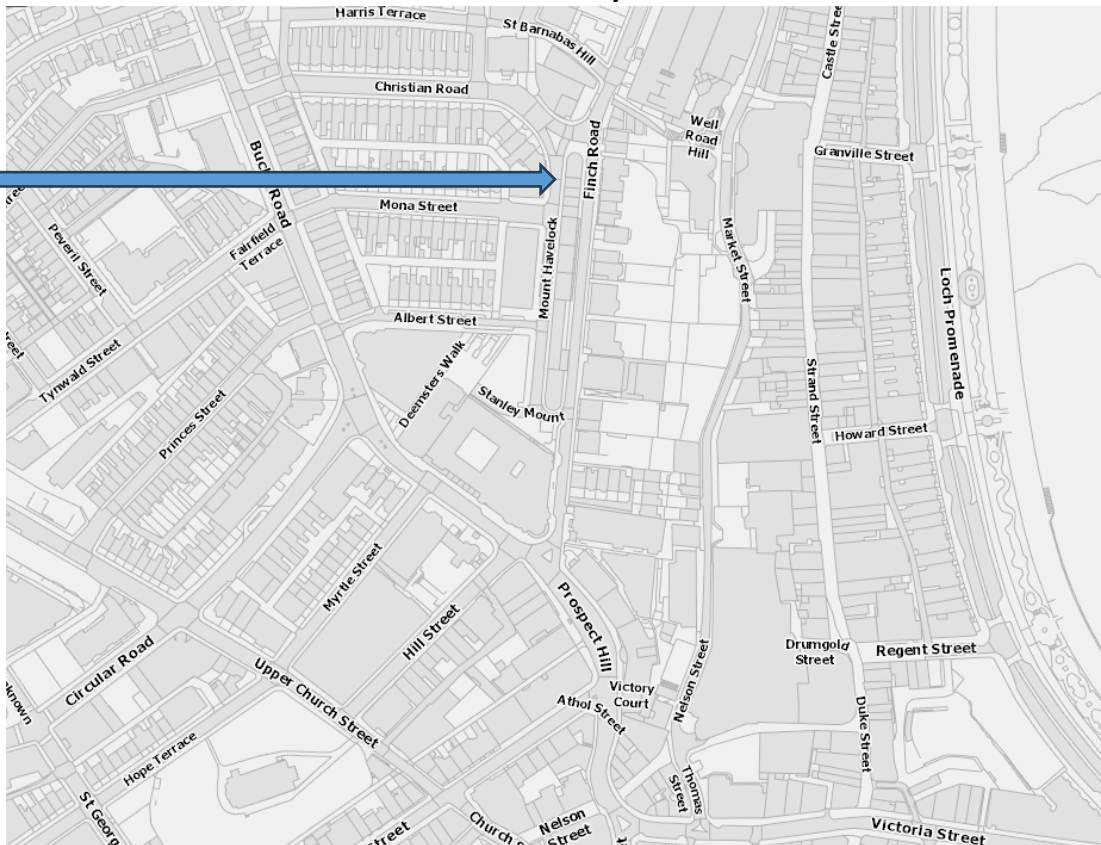
Each party to pay their own legal fees.

## VIEWING

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

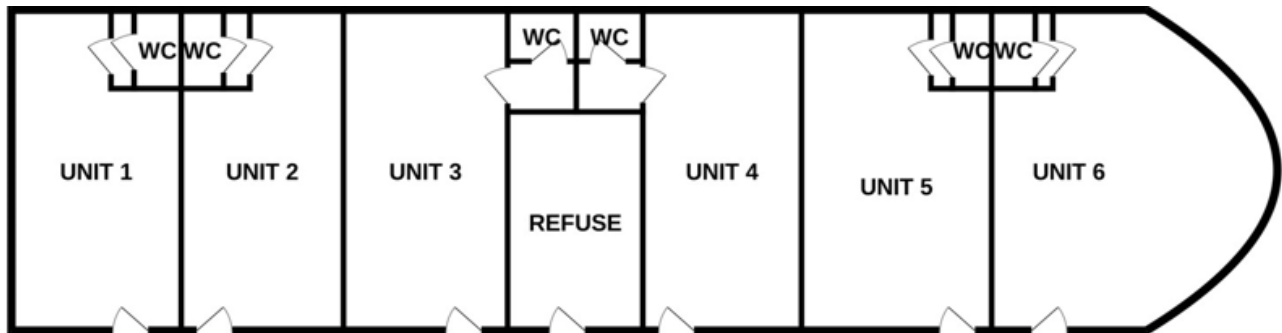
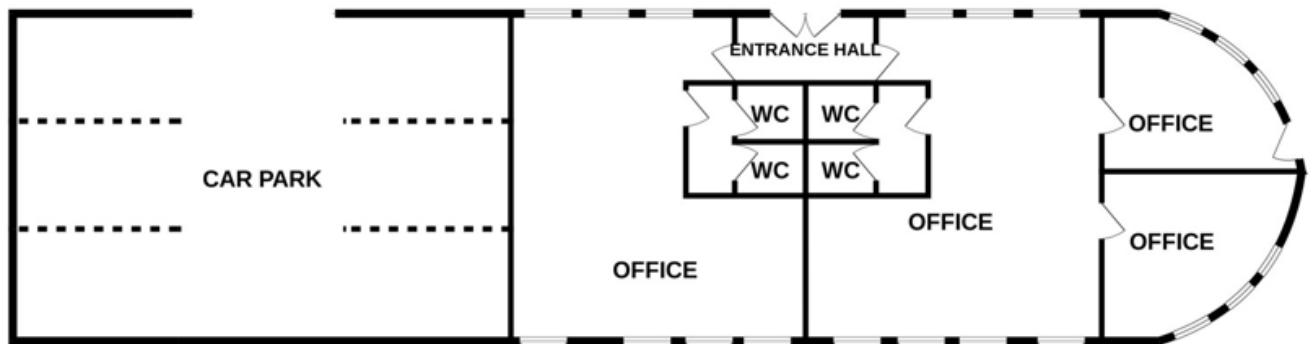
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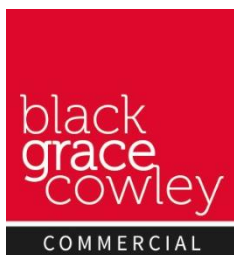


## SUBJECT TO CONTRACT / NOT TO SCALE

### Mount Havelock



### Finch Road



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#### Black Grace Cowley Limited

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

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