

# FOR SALE / TO LET

Owner Occupier / Mixed Use Investment Opportunity - £360,000 (No VAT) - 2,175 sq. ft

## 27 Duke Street, Douglas, Isle of Man, IM1 2AZ



- Mixed Use Owner Occupier / Investment Opportunity, comprising of Ground Floor Retail, Basement Storage Space and 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> Floor Office Accommodation.
- Located in the centre of Regent Street, being the arterial route for footfall between the main bus station and Strand Street.
- Ground Floor Double Fronted Shop with Recessed Door.
- Separate Access to Upper Floors with Potential to Convert to Residential under the Town & County Planning (Change of Use) (Development) (No.2) Order 2019 (As Amended)

## DESCRIPTION

Opportunity to owner occupy a 4 storey building (including basement) or acquire a mixed-use investment.

## LOCATION

Duke Street forms part of the pedestrianised town centre area which leads directly into Strand Street. No. 27 can be approached by turning off Victoria Street onto Duke Street where the property can be found on the right-hand side.

## ACCOMMODATION

**Basement & Ground Floor: Approx 460 & 650 sq ft**

- Quoting Rent: **£12,000 per annum (No VAT)**
- Retail Sales Area
- Kitchen
- WC
- Storage Space

**First Floor: Approx 750 sq ft**

- Quoting Rent: **£10,000 per annum (No VAT)**
- 3 x Office space
- Reception Area
- Newly Fitted Kitchen

**Second Floor: Approx 415 sq ft - LET**

- Open Plan Office space
- WC

**Third Floor: Approx 360 sq ft - LET**

- Office Space
- WC

## LEASE TERMS/REPAIRING OBLIGATIONS

A new lease is available on effective FRI terms by way of service charge. Tenant to pay rates, insurance, utilities and service charge for common area maintenance.

## RENT REVIEWS

Standard three yearly upward only rent reviews.

## SERVICES

Mains services are installed.

## TENURE

Vacant possession on completion of legal formalities.

## LEGAL FEES

Each party to pay their own legal fees.

## VIEWING

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



Sharon Gelling  
Commercial Department  
01624 645550  
[sharon@blackgracecowley.com](mailto:sharon@blackgracecowley.com)

Ben Quayle  
Commercial Director  
01624 645550  
[ben@blackgracecowley.com](mailto:ben@blackgracecowley.com)

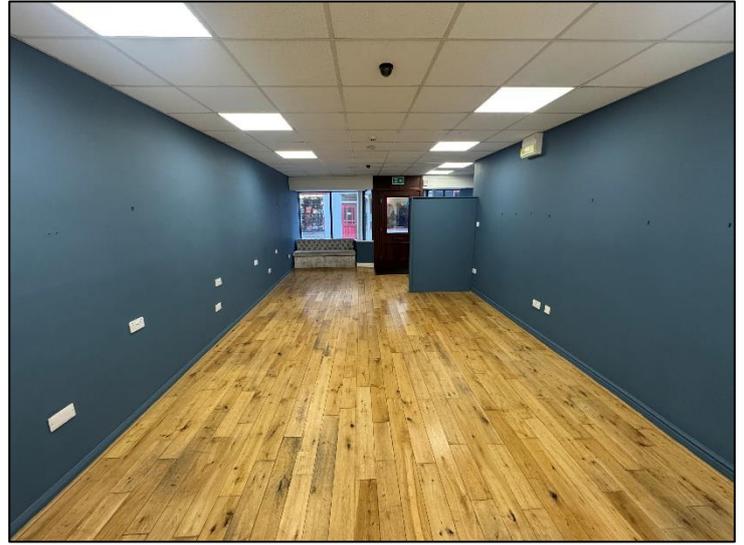


### Black Grace Cowley Limited

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

This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by Black Grace Cowley as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions set out herein for the purpose of any particular transaction, and no responsibility or liability, whether in negligence or otherwise, is accepted by Black Grace Cowley Limited or by any of its directors, officers, employees, agents or representatives for any direct, indirect or consequential loss or damage which may result from any such reliance or other use thereof. All rights reserved. No part of this publication may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution.

**Ground Floor Retail**



**1st Floor Office**

