

FOR SALE / TO LET

Popular Retail Business (Guide Price £150k) with Leaseback (Quoting Rent £35,000 per annum)

Investment Property for Sale - 2,619 sq. ft – (Guide Price £450k reflect a Gross Yield of 7.78%).

60 Duke Street, Douglas, Isle of Man, IM1 2AZ



- Well established / popular bakery on the main thoroughfare of Douglas City Centre for sale at £150k.
- Leaseback of prime located property upon completion of the business sale at £35,000 per annum.
- Investment property for sale upon completion of the business sale and leaseback at £450,000, reflecting a gross yield of 7.78%.
- Glass fronted shop with potential to convert upper floors to apartments under the Town & Country Planning (Change of Use) (Development) (No.2) Order 019 (As Amended)

DESCRIPTION

Three storey masonry building with ground floor shop and upper floor storage with potential to convert to apartments.

LOCATION

Duke Street forms part of the pedestrianised town centre area which leads directly into Strand Street. No. 60 can be found directly opposite the second entrance of Marks & Spencer on the left hand side

STEP 1

- Business Sale of Pat A Cake Bakery - £150k.

STEP 2

- Lease from Pat A Cake Bakery to Vendor at £35k per annum

STEP 3

- Sale of Investment Property at £450k, reflecting a gross yield of 7.78%.

RATES

Douglas City Council: £2,128.27 (2026 / 2026)

Treasury: £2,672.80

LEASE TERMS/REPAIRING OBLIGATIONS

A new lease is available on effective FRI terms. Tenant to pay rates, insurance, utilities and service charge.

RENT REVIEWS

Standard three yearly upward only rent reviews.

SERVICES

Mains services are installed.

TENURE

Leasehold upon completion of the sale of the business. Freehold upon completion of the investment sale.

LEGAL FEES

Each party to pay their own legal fees.

VIEWING

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



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