

Retail
Development
Industrial
Investment
Office



31 Victoria Street, Douglas
Isle of Man, IM2 1SE

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**FOR SALE
RETAIL UNIT**

2 Dalton Street, Douglas,
Isle of Man, IM1 3JU
Asking price: £185,000



- Close to Douglas town centre
- Area: 974 sq ft
- Tenanted achieving £11,000 per annum, with upward increases each year
- Gross yield 5.94% increasing to 7.02% by year 4

Description

An opportunity to purchase this unique retail unit in close proximity to Douglas town centre. Comprises of a large retail area and wc on the ground floor and three rooms and a kitchen on the upper floor.

The unit is tenanted by Woodbourne Kitchen on a 4 year lease and is achieving £11,000 per annum. Rent will increase by £1,000 each year, increasing the gross yield to 7.02% by year 4.

Area: 974 sq ft

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Location

The property is prominently situated on the junction of Dalton Street and Windsor Road in close proximity to Douglas Promenade and the sea front. The properties in the surrounding area are predominantly in residential, retail and restaurant use.

Accommodation

Net internal floor areas: -

Ground floor

Retail area 451 sq ft
WC 12 sq ft



First floor

Room 1 288 sq ft
Room 2 44 sq ft
Room 3 131 sq ft



Services

All mains services are connected to the property.

Legal Costs

Each party to pay their own legal costs.

Possession

Tenant to remain in situ on completion of all legal formalities.



Viewing

Viewing strictly only by prior arrangement through the Agents, Chrystals Commercial.

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