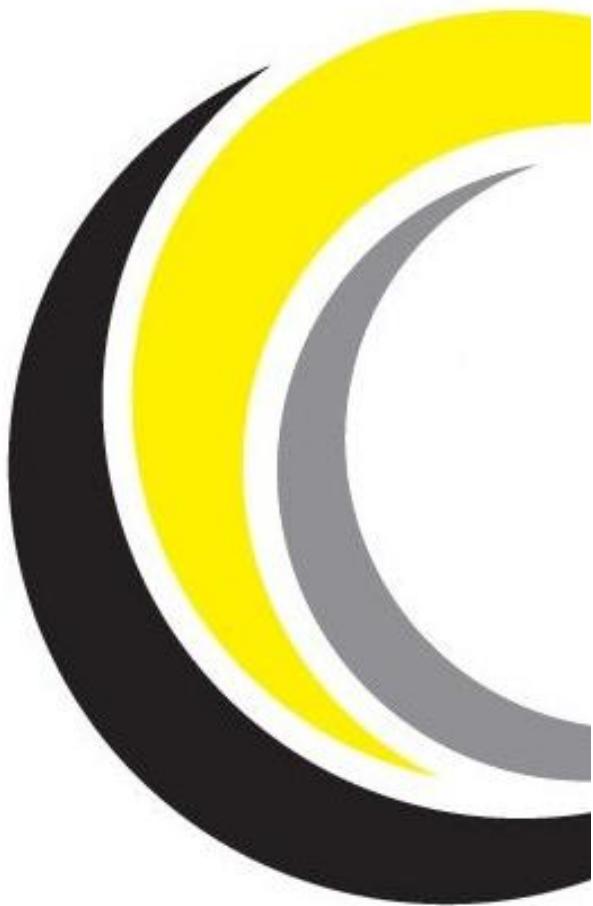


Retail
Development
Industrial
Investment
Office



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

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FOR SALE MIXED USE INVESTMENT

27 Duke Street, Douglas,
Isle of Man, IM1 2AZ
Asking price: £360,000



- Situated in a prime location
- Area: 2,175 sq ft
- Potential to achieve £27,780 per annum when fully let
- Mixed use investment property

Description

An exceptional opportunity to acquire a mixed use investment property situated on one of Douglas's main shopping streets.

This well maintained building, benefitting from recent refurbishment works to the roof and chimney stacks, offers a strong rental income with room for future growth.

The ground floor, spanning 650 sq ft and registered for retail use, is currently vacant. Previously occupied by a stylish boutique salon, the space includes a generous retail area, a kitchen, and a WC, making it highly attractive to a wide range of prospective tenants.

www.chrystals.co.im

The first floor, designated for office use, extends to 750 sq ft and is currently vacant, presenting a fantastic opportunity for businesses in need of high-quality office space. It features three suites, a welcoming reception area, and a newly installed kitchenette, ensuring an attractive workspace for potential tenants.

The second and third floors, also registered for office use, are securely let to an engineering company, providing a steady rental income. The second floor offers 415 sq ft of open plan office space with its own WC, while the third floor comprises an additional 360 sq ft of office space with its own WC.

460 sq ft basement is available for additional storage or could be rented separately.

With a current rental income of £8,280 per annum and the potential to achieve £27,780 per annum when fully let, this property represents an excellent investment opportunity. The combination of retail and office accommodation in a prime location ensures strong tenant demand and significant scope for rental growth.

Location

27 Duke Street is situated a short distance from Victoria Street pedestrian crossing on the right hand side.

Services

Mains services are connected.

Possession

On completion of legal formalities. Tenants to remain in situ.

Legal Costs

Each party to pay their own legal costs

Viewing

Strictly by prior appointment through the Agents, Chrystals Commercial.

