

FOR SALE – TOWN CENTRE PREMISES

FREEHOLD - Offers In Excess of £600,000 - AREA 792.69 SQM / 8,532.44 SQFT



61 Derby Square, Douglas, Isle of Man IM1 3LP



- Ideally located Commercial premises featuring a seamlessly integrated showroom, office, and workshop space arrangement across three floors.
- Perfect opportunity for a business seeking an owner-occupied premises, or an investor.
- Comprising three floors, the property boasts a total Gross Internal Area (GIA) of circa 792.69 sqm / 8,532.44 sqft, facilitating versatile commercial uses with separate level access from the rear on the first floor.
- Conveniently located within Douglas town centre ensuring convenient access to key amenities and a large catchment area.
- Five car parking spaces to the front of the property.
- Available - Quarter 1, 2024.
- Black Grace Cowley are also marketing for sale the adjoining property, offering a joint development opportunity, subject to any relevant planning approval.

DESCRIPTION

A well-established Douglas Showroom premises with upper workshop/office facilities. Based across three storeys, this relatively open plan property boasts great opportunities for a multitude of uses, subject to planning.

The property also benefits from painted and plastered walls and ceilings along with double glazed windows. The top floor workshop features A-frame beams which provide a clear working height of approximately 2.00 meters.

With both front, rear and central staircases the property offers excellent flexibility options. The property further benefits from a separate goods entrance to the rear at first floor level.

LOCATION

Travelling from Douglas town centre continue up Prospect Hill onto Bucks Road, past Prospect Terrace and onto Woodbourne Road. Turn right at the junction of Woodbourne Road and Derby Road and continue down towards the promenade where the entrance to Derby Square can be found on the right-hand side a short distance along. Talbot and Son Blind showroom can be found immediately on the right-hand side.

ACCOMMODATION

Approx.

Ground Floor (GIA)	263.72 sqm / 2,838.66 sqft
1 st Floor (GIA)	263.72 sqm / 2,838.66 sqft
2 nd Floor (GIA)	265.25 sqm / 2,855.13 sqft

Total: 792.69 sqm / 8,532.44 sqft



Mark Grace
Commercial Department
01624 645551
mark@blackgracecowley.com
Tom Walker
Commercial Department
01624 645578
tom@blackgracecowley.com

CAR PARKING

The property features five car parking spaces within its forecourt.

SERVICES

All mains' services are connected. The property further benefits from a fire precaution system and a burglar alarm. The property is heated by an oil-fired central system.

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**.



Black Grace Cowley Limited

Details of Black Grace Cowley can be viewed on our website blackgracecowley.com

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