

FOR SALE

Two adjoining shops Planning for conversion of upper parts of 21-23 Castle St to tourist accommodation Town centre location with nearby car park **21-23 & 25 Castle Street, Douglas**



Location

The properties occupy a prominent position on Castle Street, which forms part of the main pedestrianised shopping area in Douglas town centre and is close to the Chester Street multi-storey car park.

Properties

21-23 and 25 Castle Street comprise two adjoining separate buildings which are interconnected at first floor level. The original buildings are of traditional construction with rear extensions constructed in the 1980s. Significant refurbishment works have been undertaken to both properties which are served by lifts. Both properties have rear access to Market Street.

The ground floors of both properties are in retail use. The upper floors of 21-23 Castle Street are mainly in office use and the upper floors of 25 Castle Street are in retail use on first floor level accessed via a front staircase, with second floor storage and third floor admin space.

Floor areas

The properties provide the following approximate net internal floor areas, based on scale measurements taken from recent architectural drawings and site measurements: -

21-23 Castle Street

Ground floor	2,372 sq ft
First Floor	2,547 sq ft
Second Floor	2,544 sq ft
Third Floor	<u>2,580 sq ft</u>
Total	10,043 sq ft

25 Castle Street

Ground floor	1,265 sq ft
First Floor	1,185 sq ft
Second Floor	1,416 sq ft
Third Floor	<u>501 sq ft</u>
Total	4,367 sq ft

Combined Total 14,410 sq ft

We have not inspected nor measured any basement accommodation.

Planning consent

Planning consent (20/00401/B) has been granted for the conversion of the upper floors of 21-23 Castle Street from office / retail space to 12no short term one bedroom apartments for tourist use. A link to the planning application with proposed floor plans is [HERE](#).

There is the potential for the second and third floors of 25 Castle Street to be converted residential / tourist accommodation, subject to planning.

Tenancies

The property will be sold subject to the following tenancies:-

21-23 Castle Street

Ground floor	Curpheys
First floor	
Second floor	
Third floor	

25 Castle Street

Ground floor	Butler's Choice
First floor	
Second floor	
Third floor	

Further information on the existing tenants is available upon request.

Sale prices

The two properties are available to purchase separately or together at the following sale prices:-

21-23 Castle Street	£1,295,000
25 Castle Street	£ 795,000

We understand that the properties are elected for VAT purposes.

Legal costs

Each party is to be responsible for their own legal costs incurred in any transaction.

Viewing

Please contact Thomas Chapman on trc@chapman.im / or David Sharp on dbs@chapman.im to make an appointment to view the property.

Example Floorplan



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