

Offices with garage

FOR SALE / TO LEASE

Total net internal floor area 4,037 sq ft

Potential for conversion to residential use

Integrity House, Market Street, Douglas



Sale price

The freehold is available at a sale price of £545,000, exclusive of VAT (if applicable).

Lease

The property is also available on a leasehold basis. Please contact our office to discuss further.

Viewing

By appointment through Chapman & Co. Please contact our office to make an appointment.

Location

Integrity House is conveniently situated on Market Street, adjacent to Premier Inn, and in close proximity to M&S and the city centre shops.

Accommodation

The property provides office accommodation on first and second floor levels with a garage at ground floor which could potentially be used for storage.

The accommodation is in need of refurbishment. Kitchen and toilet facilities are provided on both first and second floor levels.

The building has potential for conversion of the upper floors to residential use, subject to planning consent.

The accommodation has the following approximate net internal floor areas:

| | |
|-------------------------------|--------------------|
| Ground floor garage | 1,548 sq ft |
| First floor offices | 1,364 sq ft |
| Second floor offices | <u>1,125 sq ft</u> |
| Total net internal floor area | 4,037 sq ft |





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