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Retail investment

FOR SALE

Total net internal floor area 880 sq ft

142 BUCKS ROAD, DOUGLAS



Location

The property is prominently situated at the junction of Bucks Road and Windsor Road and is adjacent to the local shopping destination of Prospect Terrace. Bucks Road is a main thoroughfare and the property benefits from being in close proximity to the Co-Op convenience store and an independent pharmacy.

Property

The property comprises a self contained ground floor kitchen showroom with first floor storage.

The property has the following approximate net internal floor areas:-

Ground floor retail area	589 sq ft
First floor storage	<u>291 sq ft</u>
Total net internal floor area	880 sq ft

The upper floor apartments are in separate ownership.

Lease

The property was leased for a term of 5 years from 7th August 2018 to 6th August 2023 at a passing rent of £12,000 pa. The landlord and tenant are in the process of agreeing a lease extension of 2 years at a new rent of £13,800 pa. A copy of the expired lease is available to interested parties.

Sale price

The freehold interest of the property subject to the existing tenancy or with vacant possession is available to purchase at £169,950.

Viewing

By appointment through the joint agents, Chapman & Co and Chrystals. Please contact Thomas Chapman (trc@chapman.im) or Darrel Tinnion (darrel.tinnion@chrystals.co.im).

