

Retail
Development
Industrial
Investment
Office



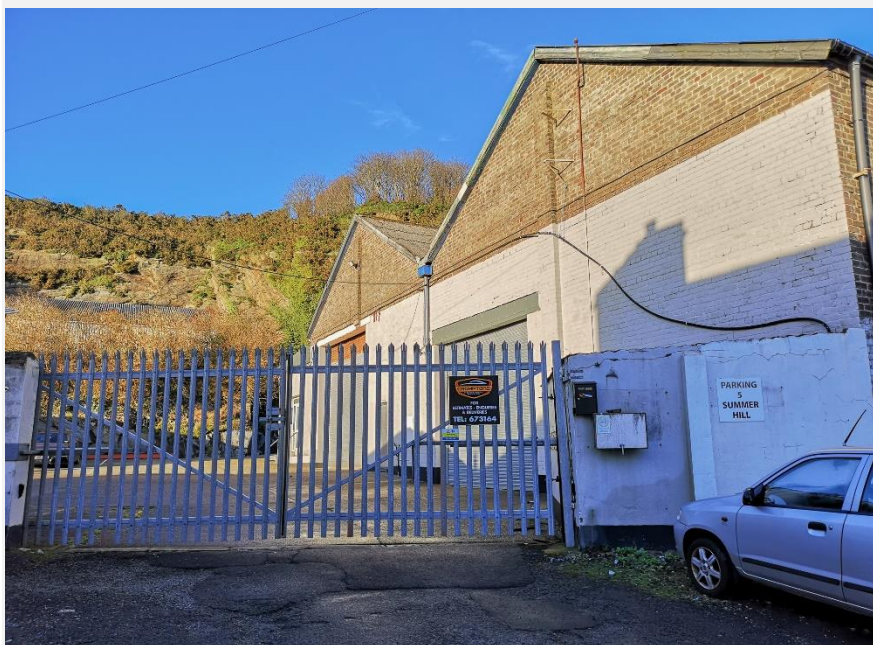
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FOR SALE INDUSTRIAL/DEVELOPMENT SITE

Industrial units, Summerhill Quarry,
Douglas, Isle of Man, IM2 4PF
Asking price: £2,250,000



- **1.33 acre site**
- **13 units**
- **Potential to increase annual income to £169,856**
- **Well maintained units**

Description

An exceptional opportunity awaits with this 1.33 acre industrial site nestled in Douglas. Boasting a total of 13 units, communal WC facilities, and a convenient container unit, the site offers versatility and potential in equal measure. Unit sizes range from a cozy 40 sq ft to a spacious 7,067 sq ft, totalling an impressive 21,232 sq ft of space.

Primarily utilised for storage purposes, the units are meticulously maintained and in excellent condition, ensuring a conducive environment for various business endeavours.

Presently, tenants operate under licenses, generating an annual rental income of £60,000. However, with rents currently positioned conservatively due to the original intent of the owners to utilise the site for their own storage, there exists significant potential for growth. Based on an average rent of £8 per sq ft, the site could potentially yield an annual income of £169,856, reflecting the untapped opportunity awaiting savvy investors.

Accommodation

13 units totalling 21,232 sq ft.
One container unit
Communal toilet block

Lease terms

One month rollover licences

Rental income

£60,000 per annum.

Potential for rent growth.

Services

Mains water, electricity and drainage are connected.

Possession

On completion of legal formalities.

Legal Costs

Each party to pay their own legal costs.

Viewing

Strictly by prior appointment through the Agents, Chrystals Commercial.



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