

Retail  
Development  
Industrial  
Investment  
Office



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Isle of Man, IM2 1SE

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## FOR SALE INVESTMENT OPPORTUNITY

20 Duke Street, Douglas,  
Isle of Man, IM1 2AY  
Asking price: £654,275



- Investment opportunity
- Fully tenanted
- Rent: £52,342 per annum
- 8% gross yield

### Description

A rare opportunity has arisen to purchase this immaculate mixed use investment property situated in a prominent position on Duke Street in Douglas.

Arranged over 5 floors, the property comprises of two retail floor units and three upper floors of modern office space.

Ground floor is split into two units and is tenanted by the Eatery Café and Dye-Namic Hair Studio. The Eatery Café is split over two floors and comprises of 7 rooms on the lower ground floor used for prepping, storage and kitchen areas and a café area providing up to 40 covers on the ground floor.

Dye-Namic's unit is a ground floor unit and comprises of a salon area, massage room and WC.

The upper floors are registered for office use and tenanted to a payroll company. Self contained with their own entrance via keypad access.

Achieving £52,342 per annum reflecting a gross yield of 8%.

## Location

20 Duke Street is situated a short distance from Victoria Street pedestrian crossing on the left hand side next door to the Co-op.

## Accommodation

Accommodation comprises:

The Eatery Cafe – lower ground and ground floor unit. 930 sq ft

Dye-Namic Hair Studio – ground floor unit. 593 sq ft.

First, second and third floors office space. 3,206 sq ft. Tenanted to a payroll company.

Vodfun Limited/Augustine Limited - one suite situated on the third floor. 409 sq ft.

## Services

The property is connected to all mains services.

## Possession

The property will be sold subject to existing tenancies and on completion of all legal formalities.

## Viewing

Strictly by prior appointment through the Agents, Chrystals Commercial.



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