

**Retail
Development
Industrial
Investment
Office**



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FOR SALE CONVENIENCE STORE BUSINESS

Mace Business, Bathurst Street, Douglas,
Isle of Man, IM2 3HH

Asking price: £139,950 + SAV



- Excellent passing footfall
- Leasehold expiry 28th February 2027
- Well established convenience store
- Potential for further growth in profitability

Description

An opportunity to acquire a growing and well established convenience store business in central Douglas.

Store is maintained to a high standard and is extensively fitted out and has a wide range of display units throughout. Has great potential to grow further in profitability.

Comprising of main retail area on the ground floor with 2 display areas and storage at the rear, shelving, sink and rear entrance access. Two large rooms and WC on the upper floor.

Net profit figures are available to view on any interested party signing a Confidentiality Agreement.

Inventory of the contents of the shop is also available. Stock at value. The sale is subject to an Assignment of the Lease. The lease commenced on the 1st March 2017 and expires on the 28th February 2027 the present annual rent is £18,000 the Tenant is responsible for rates and the Lease is available to view.

Vendor is open to offers.

Location

Travelling up Broadway travel and take a left turning onto Glen Falcon Road. Take the first right onto Glen Falcon Terrace and then take the first left onto Bathurst Street where the business can be seen on your left hand side.

Services

Mains water, electricity, drainage and gas are connected.

Possession

On completion of legal formalities.

Lease

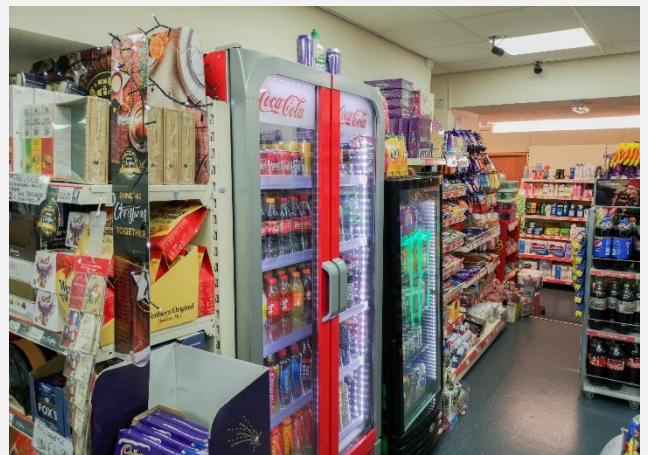
Lease commenced on the 1st March 2017 and expires on the 28th February 2027. Annual rent is £18,000. Tenant is responsible for rates.

Legal Costs

Each party to pay their own legal costs.

Viewing

Strictly by prior appointment through the Agents, Chrystals Commercial.



Notice is hereby given that these particulars, although believed to be correct do not form part of an offer or a contract. Neither the Vendor nor Chrystals, nor any person in their employment, makes or has the authority to make any representation or warranty in relation to the property. The Agents whilst endeavouring to ensure complete accuracy, cannot accept liability for any error or errors in the particulars stated, and a prospective purchaser should rely upon his or her own enquiries and inspection. All Statements contained in these particulars as to this property are made without responsibility on the part of Chrystals or the vendors or lessors. The company do not hold themselves responsible for any expense which may be incurred in visiting the same should it prove unsuitable or to have been let, sold or withdrawn. Unless otherwise stated all prices and rates are quoted exclusive of Value Added Tax (VAT). Any intending purchaser or lessee must satisfy themselves as to the incidents of VAT concerning any transaction.