

Retail
Development
Industrial
Investment
Office

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Isle of Man, IM2 1SE

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FOR SALE MODERN OFFICES

Sovereign House, Station Road
St Johns, IM4 3AJ
Asking price: £900,000



- Area: 4,650 sq ft
- Leasehold offers considered
- Modern accommodation laid out over 3 floors
- Excellent parking provision

Description

A superb opportunity to acquire a unique office building positioned within the heart of St Johns with excellent views over the countryside. The former Railway Junction Hotel comprises modern office accommodation over ground, first and second floors with 14 car parking spaces to the front and side. The building comprises cellular offices, however could be altered to provide open plan accommodation depending on a user's requirements.

Location

The property is located in the heart of St Johns Village within walking distance of the Tynwald Mill Retail Complex, restaurants, licenced premises and Village post office. St Johns has superb links to both Douglas, Castletown and the Airport, all within 15 minutes' drive.

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Accommodation

The building provides modern office accommodation with excellent décor throughout, including state of the art staff facilities and slate flooring within the grand reception area.

Ground Floor – (approx. 1,400 sq ft)

Front entrance leads in to grand reception area with 3 offices and WC's. Warehouse accommodation is located to the right hand side and extends approx. 345 sq ft.

First Floor - (approx. 1,850 sq ft) – Currently tenanted.

6 offices, comms room and kitchen.

Second Floor - (approx. 1,400 sq ft)

5 offices, kitchen and WC's.

Parking

The offices have excellent on-site car parking provision with 14 spaces available.

Services

Mains services are connected. Gas fired central heating providing domestic hot water and central heating.

Leasehold

Leasehold offers will be considered.

Legal Costs

Each party to pay their own legal costs.

Possession

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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