

**Retail  
Development  
Industrial  
Investment  
Office**



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## FOR SALE RETAIL INVESTMENT

142 Bucks Road, Douglas,  
Isle of Man, IM1 3AJ  
Asking price: £169,950



- Prime positioned retail unit
- Area: 880 sq ft
- Annual rental income of £13,800
- Renovation work required on the first floor

### Description

A rare opportunity has arisen to purchase this prime leasehold property prominently situated at the junction of Bucks Road and Windsor Road and is adjacent to the local shopping destination of Prospect Terrace.

The self-contained retail unit comprises of a ground floor retail area and first floor storage totalling 880 sq ft. The unit was leased by Premier Kitchens on a passing rent of £13,800 pa on a 5 year term ending 6th August 2028.

The first floor is in need of renovation work.

## 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.

## Accommodation

The self-contained ground floor kitchen showroom with first floor storage comprises of the following:

Ground floor retail area 589 sq ft

First floor storage 291 sq ft

The upper floor apartments are in separate ownership.

## Services

All mains services are connected.

## Possession

On completion of all legal formalities.

## Legal Costs

Each party to pay their own legal costs.

## Viewing

By appointment through the joint agents, Chrystals and Chapmans. Please contact Darrel Tinnion (darrel@chrystals.co.im).



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