

44, BUCKS ROAD DOUGLAS, IM1 3AD

£275,000
FREEHOLD

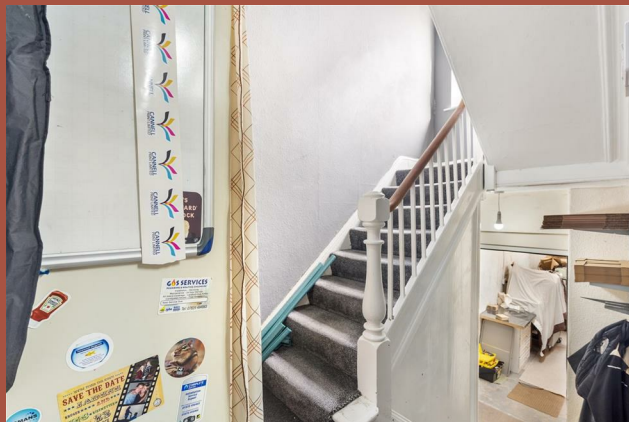
Situated in a highly visible position within Douglas City Centre, this versatile commercial property extends to approximately 1,750 sq ft arranged over four floors. The ground floor offers a retail space with excellent frontage, while the upper floors provide generous storage areas suitable for a variety of uses.

To the rear of the property there is the added benefit of a large garage and store, enhancing both accessibility and practicality. The property previously held planning permission for a three-storey extension to the rear (Ref: 20/00241/B), offering further development potential for an incoming purchaser, subject to renewal and necessary consents.

This is an ideal opportunity for an owner-occupier seeking premises in a central and prominent location. The property is offered with vacant possession and no onward chain.



- Prominent Position Within Douglas City Centre
- Approximately 1750 sq ft Over Four Floors
- Retail Space to the Ground Floor With Generous Storage Areas Over Three other Floors
- Large Garage and Store to the Rear of the Property
- Previously held planning permission for a three storey extension to the rear. 20/00241/B
- Ideal Owner Occupier Property
- Vacant Possession
- No Onward Chain



Accommodation

This rare and substantial commercial property enjoys one of the most prominent and highly visible positions within the heart of Douglas City Centre. Extending to approximately 1,750 sq ft and arranged over four well-proportioned floors, the building provides an exciting blend of versatile space, historic character, and future potential.

From the moment you arrive, the property commands attention. Its street-level frontage sits proudly on a bustling thoroughfare, ensuring constant exposure to passing trade and excellent visibility for branding and signage. The ground floor retail area is perfectly suited for a wide range of businesses, offering an adaptable open space that can be configured to meet the needs of retail, hospitality, or professional services. Above, three additional floors deliver an abundance of storage areas, each brimming with potential. These upper levels could easily serve as stockrooms, administrative offices, or be creatively repurposed into extended trading space, subject to the relevant permissions. The layout provides flexibility for an ambitious occupier to shape the building to their exact requirements.

A true standout feature of the property lies at the rear, where a large garage and secure store offer something exceptionally rare for a city

centre location: convenient vehicle access, private parking, and ample room for deliveries and storage. This enhances the day-to-day practicality of the property, making it as functional as it is prominent.

Adding to its allure, the building has previously held planning permission for a three-storey rear extension (Ref: 20/00241/B). This opens up exciting possibilities for future expansion, allowing a new owner to significantly increase the footprint and unlock even greater value from this prime site.

For owner-occupiers, the property offers the perfect opportunity to secure a flagship premises in one of the most desirable positions in Douglas. For investors and developers, it represents a versatile asset with untapped potential, backed by its central location and scope for enhancement.

Offered with vacant possession and no onward chain, this is an opportunity not to be missed. Properties of this prominence and flexibility rarely come to the market, making this a compelling prospect for those seeking a standout holding in the Isle of Man's capital.

Services

All Mains Services Connected

Possession

Vacant Possession on Completion

Legal Costs

All Parties Responsible For Their Own Costs

Viewing

Viewing Strictly By Appointment Only

Directions

The property is located on Bucks Road in the heart of Douglas. A short walk from Douglas City Centre, Law Courts and Central Businesses.





Head Office Sales
64 Duke Street
Douglas
Isle Of Man
IM1 2AR

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements