

**Retail**  
Development  
Industrial  
Investment  
Office



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# FOR SALE

## FREEHOLD SHOWROOM

61-62 Derby Square, Douglas,  
Isle of Man, IM1 3LP  
Asking price: £650,000



- **Area: 8,536 sq ft**
- **Positioned in central Douglas**
- **Extending across three floors, the property features a mix of open-plan spaces, partitioned offices, and various facilities**
- **Five parking spaces**

### Description

Presenting a prime, well established dual registered showroom in the heart of Douglas, this impressive three storey property offers an outstanding opportunity for a range of commercial uses. With both retail and light industrial registered use, the building's open plan layout and versatile design make it an ideal choice for businesses seeking a flexible and functional space.

Finished to a high standard, the premises feature painted and plastered walls, ceilings, and partially double glazed windows, creating a bright and professional atmosphere. The top floor

floor is particularly noteworthy, with characterful A-frame beams and a clear working height of approximately 2 metres, making it ideal for industrial or creative purposes.

The property is exceptionally practical, with front, rear, and central staircases providing convenient access to all floors. Additionally, the rear of the building boasts a separate goods entrance on the first floor, enhancing its functionality for businesses requiring delivery or storage access.

With a total Gross Internal Area (GIA) of 8,536 sqft across the three floors—each offering just under 2,900 sqft—the space is generously proportioned. The property also includes a forecourt with five dedicated parking spaces, a rare advantage in such a central location, making it both accessible and convenient for staff and clients alike.

This versatile commercial property is a superb investment opportunity, offering plenty of scope for various business ventures.

## Location

From Douglas town centre, head up Prospect Hill and continue onto Bucks Road. Pass Prospect Terrace and proceed onto Woodbourne Road. At the junction with Derby Road, turn right and follow the road towards the promenade. The entrance to Derby Square is located on the right, a short way down. You'll find the property immediately on the right hand side.

## Services

All mains services are provided. Oil central heating.

## Possession

Vacant on possession.

## Viewing

Strictly by prior appointment through the Agents, Chrystals Commercial.

