

**Retail
Development
Industrial
Investment
Office**



31 Victoria Street, Douglas
Isle of Man, IM2 1SE

Phone: 01624 625100

Email: commercial@chrystals.co.im

FOR SALE RETAIL UNIT

44 Bucks Road, Douglas,
Isle of Man, IM1 3AD
Asking price: £275,000



- Situated in a prime location
- Area: 1,762 sq ft
- Potential for redevelopment
- Vacant on possession
- Good sized garage at the rear

Description

This well presented property is located in a prime position in central Douglas, offering 1,762 sq ft of space and excellent potential for various uses. Spanning four floors, the ground floor features a retail area, while the first floor includes three suites, a kitchen, and a WC. A spacious attic room provides additional flexibility.

The lower ground floor offers two well sized rooms, enhancing the property's practicality with extra storage space. At the rear, a generous garage provides ample storage, along with an additional WC that requires connection.

Planning permission was granted in 2020 for a three storey

www.chrystals.co.im

rear extension and additional residential use, creating a valuable redevelopment opportunity. Although the planning has since lapsed, the potential remains for future projects. The property was reroofed in 2002, and in 2021, it underwent a full electrical rewire, including the installation of three phase electric.

With its versatility and sought-after location, this property is an ideal opportunity for investors, business owners, or developers looking to maximise its potential.

Location

The property is located on Bucks Road in the heart of Douglas within walking distance of the Government Buildings, Law Court and shopping facilities of central Douglas.

Services

Mains services are connected.

Possession

Vacant possession on completion of all legal formalities.

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.