

**Retail
Development
Industrial
Investment
Office**

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FOR SALE

PRIME FREEHOLD OPPORTUNITY

23 Circular Road, Douglas,
Isle of Man, IM1 1AD
Asking price: £499,000



- **Prominent Circular Road location with excellent visibility**
- **Substantial freehold property arranged over five floors**
- **Investment & conversion potential**
- **Total floor area: 5,833 sq ft**

Description

A rare opportunity to acquire a substantial freehold property in a prominent central Douglas location, within easy walking distance of the City centre and close to the financial district. The property occupies a prime position on Circular Road, benefiting from a high level of passing traffic and excellent visibility.

The property is offered for sale freehold and with vacant possession, presenting an excellent opportunity for an owner-occupier, investor or developer. The building offers a variety of potential uses, subject to the necessary planning consents, and would suit a range of commercial or residential schemes.

Arranged over five floors, the property provides 5,833 sq ft of accommodation. The basement comprises an open-plan area providing useful storage and additional space, with rear doors leading directly onto the adjoining lane.

The ground floor provides retail accommodation, including a corner office, offering excellent potential for retail, showroom or other commercial uses.

The first floor comprises two areas: a retail area and a separate storage area. The retail area benefits from a kitchenette and WC. The second floor is arranged over a half landing and main floor, providing two further rooms, while the third floor comprises two additional rooms.

The property retains a number of original features, including traditional sash windows throughout, and benefits from a three phase power supply. The upper floors require refurbishment, providing an opportunity for the purchaser to remodel and modernise the accommodation to suit their requirements.

Subject to planning and any necessary consents, there is potential to convert the upper floors into residential apartments, which could provide an attractive development opportunity in a central Douglas location.

Location

Travelling along Circular Road from its junction with Bucks Road, no. 35 can be found on your left hand side within easy walking distance of the town centre, financial district, shopping facilities and main Government buildings.

Services

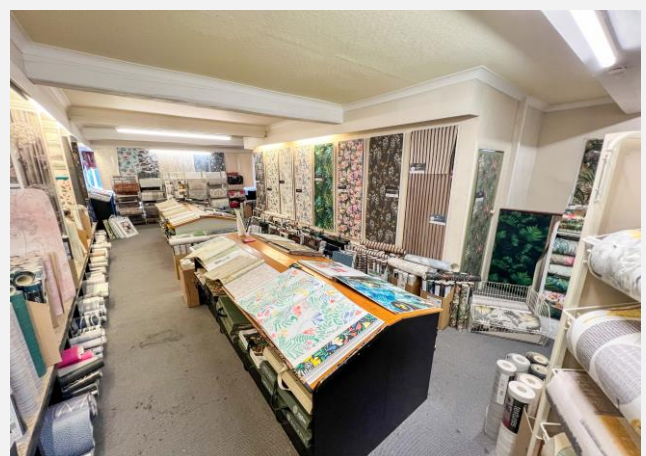
Mains water, electricity, and drainage are connected.

Legal Fees

Each party to pay their own legal fees.

Viewing

Further details and viewing arrangements strictly by appointment through the Agents, Chrystals Estate Agents.





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