

Commercial Dept.
37 Victoria Street
Douglas
Isle of Man
IM1 2LF

Tel: 01624 611007
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www.deanwood.im
commercial@deanwood.im

**DeanWood
Management
Limited**

Ref:1741



**FOR SALE
PRIME SHOP
9/11
STRAND STREET
DOUGLAS
IM1 3DQ**

- Exceptional Prominent Location
- 24' Frontage
- Douglas City Main Pedestrian Walkway
- Close to Marks & Spencer, Boots, Specsavers and other major retailers
- 717 sq. ft NIA Ground Floor
- Generous Offices/ Storage and Ancillary Space on Upper Floors
- Presently Leased Until 31st January 2027

PRICE: Offers in Excess of £325,000

These particulars are for information purposes and do not constitute or form part of any contract nor should any statement contained herein be relied upon as representation of fact. Neither the vendor nor DeanWood Management Limited (the "firm"), nor any officer or employee of the firm accept liability or responsibility for any statement contained herein. The vendor does not by these particulars, nor does the firm, nor does any officer or any employee of the firm have any authority to make or give any representation or warranty whatsoever as regards the property otherwise. It is the sole responsibility of any person interested in the property described in these particulars to make all proper enquiries and searches to verify the description of the property and all other particulars herein.

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9-11 Strand Street, Douglas

DIRECTIONS

From Deanwoods Douglas office turn right and cross the Street taking the next left into Duke Street. Just past Marks & Spencer proceed into Strand Street and the subject property can be seen on the left The Hospice Shop.

DESCRIPTION

The property comprises a three storey mid terrace building of traditional construction with solid masonry walls under a pitched slate roof probably in the mid nineteenth century.

The ground floor features a full height single glazed shop front and the shop is fitted to a high standard with a stunning designer lighting scheme for general illumination and display. There is a small office at the rear.

On the first floor there is a large kitchen/staff room with ancillary facilities and separate male and female toilets in the close vicinity.

There are six usable rooms on the upper floors suitable for storage or office uses.

The premises are exceptionally well located benefitting from very high pedestrian flow with key adjacencies being Marks & Spencer and Boots department store, the Post Office, Isle of Man Bank and Drumgold St Car Park all in close proximity.

TENURE

Leased until 31st January 2027 to Share the Care Ltd (Trading as Hospice Care) Total Annual Rent £32,000 plus Rates / Terms and Conditions apply a copy of the Lease can be viewed.

RATES - Rates TO BE CONFIRMED.

SERVICES – Mains water, electricity, drainage and gas are connected to the property. An upgraded fire alarm has been recently fitted.

**VIEWINGS—STRICTLY BY APPOINTMENT ONLY
WITH DEANWOOD MANAGEMENT LIMITED—
(01624) 611007 OPTION 2**

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ACCOMMODATION

Main entrance with sensor operated double automatic bi-fold doors to:

GROUND FLOOR

RETAIL

(40'08" x 20'05" approx. overall) (717 sq. ft approx.)

Display fittings and fixture, incorporating feature and display lighting, 2 x ceiling mounted split air conditioning units, vinyl flooring.

REAR OFFICE

(9'03" x 5'11" approx.) (59 sq. ft approx.)

Levante wall mounted electric heater.

Stairs to:

FIRST FLOOR

LANDING

(14'04" x 6'01" approx.)

Flexible circulation and occasional space leading to:

ROOM 1

(18'10" x 10'08" approx.) (193 sq. ft approx.)

Levante wall mounted electric heater

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ROOM 2

(18'08" x 9'04" - 146 sq. ft approx.)

KITCHEN

(11'11" x 9'02" 100.21 sq. ft. approx.)

Stainless steel sink and drainer on base unit.

FEMALE TOILET

(8'08" x 4'04" 32.64 sq. ft. approx.)

Low level WC.

Ante Room: (5'02" x 4'06" 20.38 sq. ft. approx.)

Wash hand basin.

MALE TOILET

(4'01" x 4'04" 16.20 sq. ft. approx.)

Low level WC.

Ante room: (5'03" x 4'05" 20.26 sq. ft. approx.)

Wash hand basin.

STORAGE ALCOVE

(7'02" x 3'02" 21.20 sq. ft. approx.)

Stairs to:

SECOND FLOOR

ROOM 3 (FRONT RH)

(19'01" x 10'08" 191.62 sq.ft.approx.)

To:

ROOM 4 (REAR)

(11'11" x 10'01" 111.21 sq. ft. approx.)

Left to:

ROOM 5 (REAR)

(13'04" x 10'00" 130.0 sq.ft. approx.)

To:

STORAGE ALCOVE

(6'01" x 6'01" 36.12 sq. ft. approx.)

To:

ROOM 6 (FRONT LH)

(19'01" x 10'08" 191.62 sq. ft. approx.)

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