

O.I.R.O

£450,000

black grace cowley
ESTATE AGENTS

THE DETAILS

0 0 0



60 Duke Street

, Douglas

£450,000

call in today or visit www.blackgracecowley.com for more details

e: hello@blackgracecowley.com | w.blackgracecowley.com | t: +44 (0) 1624 645 555

a: 51 Victoria Street, DOUGLAS, Isle of Man, IM1 2LD

PROPERTY DETAILS FOR

60 Duke Street, , Douglas



e: hello@blackgracecowley.com | w.blackgracecowley.com | t: +44 (0) 1624 645 555

a: 51 Victoria Street, DOUGLAS, Isle of Man, IM1 2LD

PROPERTY DETAILS FOR

60 Duke Street, , Douglas

THE DESCRIPTION

THE PROPERTY

DESCRIPTION
Three storey masonry building with ground floor shop and upper floor storage with potential to convert to apartments.
LOCATION
Duke Street forms part of the pedestrianised town centre area which leads directly into Strand Street. No. 60 can be found directly opposite the second entrance of Marks & Spencer on the left hand side
STEP 1
Business Sale of Pat A Cake Bakery – £150k.
STEP 2
Lease from Pat A Cake Bakery to Vendor at £35k per annum
STEP 3
Sale of Investment Property at £450k, reflecting a gross yield of 7.78%.
RATES
Douglas City Council: £2,128.27 (2026 / 2026)
Treasury: £2,672.80
LEASE TERMS/REPAIRING OBLIGATIONS
A new lease is available on effective FRI terms. Tenant to pay rates, insurance, utilities and service charge.

PROPERTY DETAILS FOR

60 Duke Street, , Douglas

e: hello@blackgracecowley.com | w.blackgracecowley.com | t: +44 (0) 1624 645 555

a: 51 Victoria Street, DOUGLAS, Isle of Man, IM1 2LD

PROPERTY DETAILS FOR

60 Duke Street, , Douglas

FLOOR PLAN

e: hello@blackgracecowley.com | w.blackgracecowley.com | t: +44 (0) 1624 645 555

a: 51 Victoria Street, DOUGLAS, Isle of Man, IM1 2LD