



### Location

5/6 Myrtle Street is located in the prime office area of Douglas. Government Offices, the Company Registry and the main retail and leisure areas are nearby.

### Accommodation

5/6 Myrtle Street is an attractive period office property which has recently been comprehensively refurbished and extended to provide well insulated and high quality accommodation. There is disabled access to the ground floor of the property via the car park at the rear.

The property's specification includes suspended ceilings with integrated LED lighting, Cat6 data cabling with two patch bays per floor to allow flexibility for shared occupation, wall mounted electric heating and an intercom system. UPvc double glazed windows provide good levels of daylight. A newly installed kitchen and high quality male and female wc facilities are provided at first floor level. There are provisions for fibre optic cabling to be installed from the rear lane.

### Approximate net internal floor areas and car parking

Ground floor	742 sq ft
First floor	1,281 sq ft
Second floor	<u>1,633 sq ft</u>
Total approx. net internal area	3,656 sq ft

An undercroft car park at the rear of the property provides space for the parking of 4 large vehicles.

### Sale of Freehold

The freehold interest with vacant possession is available at a sale price of £725,000, excluding VAT.

### Lease

The property is available to lease on full repairing and insuring terms at the following commencing rent, exclusive of VAT, rates and insurance:-

3,656 sq ft @ £15 psf	£54,840pa
4 parking spaces @ £1,500 pa per space	<u>£ 6,000 pa</u>
Total rent	£60,840 pa

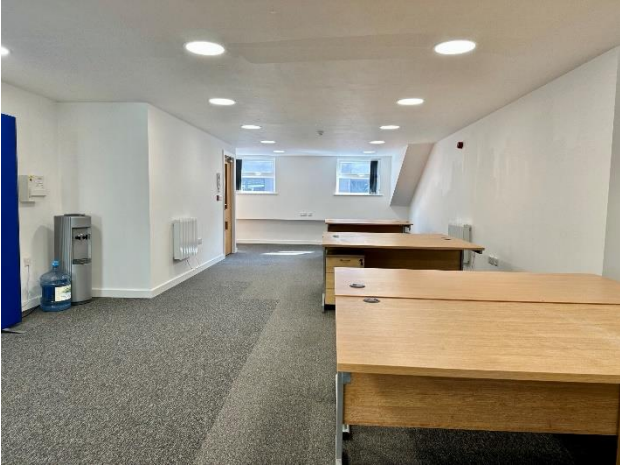
### Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

### Viewing

By appointment through Chapman & Co. Please contact Thomas Chapman to arrange an appointment.





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