



## SHIPSDESINE HOUSE EAST QUAY

RAMSEY, IM8 1BA

**£425,000**  
**FREEHOLD**

A unique opportunity to purchase the freehold of an historic building situated perfectly on Ramsey's quayside in the heart of the town.

Subject to obtaining the necessary permissions, the building offers the potential to maintain the ground floor space as commercial, such as reinstating the bistro or creating a garage and off-road parking, whereas the upper floors could be converted to create luxury harbourside living accommodation.



T: 01624 820600  
E: [hello@plumproperties.im](mailto:hello@plumproperties.im)  
W: [www.plumproperties.im](http://www.plumproperties.im)

# SHIPSDESINE HOUSE EAST

- Established Restaurant Freehold for Sale
- Harbourside Location
- Equipped to Continue as a 70 Cover Restaurant
- Investment Option to Redevelop as Mixed use Residential and Commercial space
- Redevelopment Subject to Planning Consent
- Architects Drawings Available
- Stunning Harbour Views
- New Windows
- Located Next to Public Car Park
- Central Ramsey Location



## The Opportunity

A unique opportunity to purchase the freehold of an historic building situated perfectly on Ramsey's quayside in the heart of the town.

Shipdesine House is a three storey building within the Ramsey Conservation Area.

The property is a former guest house for sailors, and has been offices and also a former restaurant. It is stone built with a mixture of pitched slate roofs and part flat roofs, with traditional smooth render to the main parts of the building.

The building could be reopened to its former use as a successful restaurant.

The existing ground floor commercial space is 248 sqm / 2675 sqft.

There are a number of existing entrances so this could be potentially sub divided into 2 or 3 smaller units for individual rent.

There is also 23 sqm / 248 sqft of external space with direct views out to the Harbour.

Subject to Planning Permission to widen the existing entrance there is the potential to convert the rear of the building to a 2 car garage.

On the first floor level there is an existing 2 bedroom apartment with a large lounge space overlooking the Harbour. This is 80 sqm / 855 sqft.

Also at first floor level is the former open plan function room space of 110 sqm / 1182 sqft. 2 options have been drawn up for this space to be converted in to a 3 bedroom apartment all with en suite bathrooms or a 4 bedroom apartment. This can be completed under Permitted Development and would only require Building Regulations and not Planning Permission.

On the second floor there is a 53 sqm / 570 sqft apartment with an adjacent additional room of 23 sqm / 248 sqft.

There are 2 no. cellars on the lower ground floor of the property which provide good storage options.

In total the area of the building is approximately 514 sqm / 5,532 sqft.

Once completed the building has potential to return a net yield of just under 10% per annum.

Architects drawings are available upon request

In addition, there is the potential the redevelopment of the property may qualify for a Government grant subject to a successful application.

For further information get in touch with Jamie Sutton  
by calling 07624 499615 or emailing  
jamie@plumproperties.im.

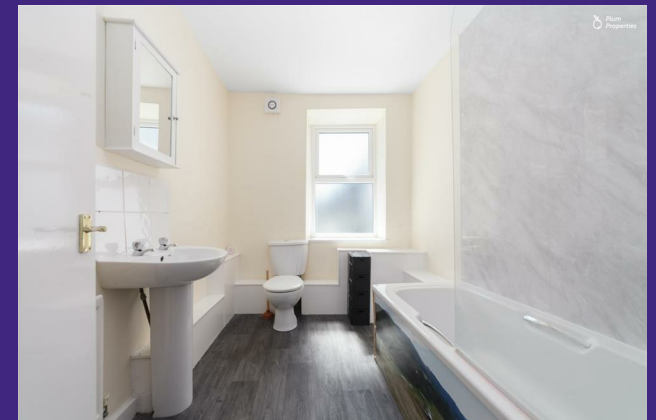
#### **Additional Information**

- Established Restaurant Freehold for Sale
- Option to Redevelop as a number of ground floor commercial units and 3 Apartments
- Harbourside Location
- Equipped to Continue as a 70 Cover Restaurant
- Further Redevelopment Subject to Planning Consent
- Architects Drawings Available
- Stunning Harbour Views
- New Windows
- Located Next to Public Car Park
- Central Ramsey Location

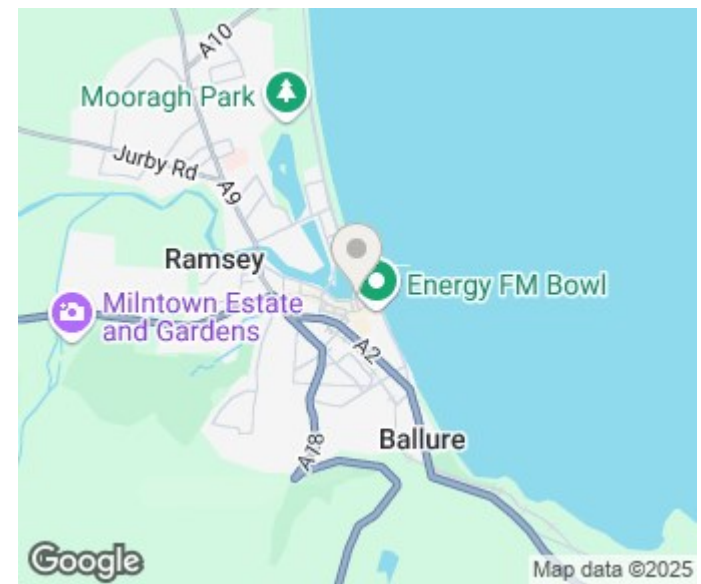
#### **Directions**

From Parliament Square travel in a northerly direction taking the right hand exit onto Derby Road at the second roundabout. Continue along the quayside passing the swing bridge until reaching Market Place whereby the Harbour Bistro will be presented directly in front of you identifiable by our Buy Me board.

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T: 01624 820600  
E: [hello@plumproperties.im](mailto:hello@plumproperties.im)  
W: [www.plumproperties.im](http://www.plumproperties.im)

Head Office Sales  
1 Athol Street  
Douglas  
Isle Of Man  
IM1 1LD

01624 820600  
[hello@plumproperties.im](mailto:hello@plumproperties.im)  
<http://www.plumproperties.im>

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