

Retail  
Development  
Industrial  
Investment  
Office



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# FOR SALE INVESTMENT OPPORTUNITY

12 Clifton Terrace, Douglas,  
Isle Of Man, IM2 3HX  
Asking price: £745,000



- Freehold residential investment property
- Situated in central Douglas
- Six fully self contained apartments
- Potential to achieve £50,700 per annum when fully let

## Description

Seize the chance to own a freehold residential investment property, perfectly positioned in the heart of Douglas. This exceptional property features six fully self-contained apartments, offering a mix of both electric and gas-serviced units, catering to a wide range of tenant preferences.

Currently generating a solid rental income of £24,900 annually, this property holds significant potential to more than double its returns. With full occupancy, the projected rental income could soar to an impressive £50,700 per annum, delivering a substantial gross yield of 6.80%.

Whether you're an experienced investor or looking to expand your portfolio, this property represents a rare and lucrative opportunity. Don't miss your chance to invest in one of Douglas's most sought-after locations!

## Location

Travelling from Douglas, head up Broadway from the Villa Marina and continue straight onto Ballaquayle Road. The property is located on the left side, just past the Victoria Road traffic light junction.

## Accommodation

Apartment 1 – one bedroom apartment with an open plan lounge/kitchen and an ensuite shower/wc. Serviced by electric.

Apartment 2 – One bedroom apartment with an open lounge/kitchen and shower/wc. Serviced by electric.

Apartment 3 – Two bedroom apartment with an open lounge/kitchen and shower/wc. Serviced by electric.

Apartment 4 – One bedroom apartment with an open lounge/kitchen and shower/wc. Serviced by gas.

Apartment 5 – Two bedroom apartment with an open lounge/kitchen and shower/wc. Serviced by gas

Apartment 6 - One bedroom apartment with a lounge, kitchen shower and separate wc. Serviced by gas.

Coin operated laundry room on the ground floor.

## Rents

Apartment 1 – Vacant with potential to achieve £700 pcm.

Apartment 2 - £600 pcm

Apartment 3 – Vacant with potential to achieve £800 pcm.

Apartment 4 - £750 pcm

Apartment 5 - £725 pcm

Apartment 6 - £650 pcm

## Services

Mains water, gas, electricity, and drainage are connected.

## Viewing

Strictly by prior appointment through the Agents, Chrystals Commercial.

