

Retail
Development
Industrial
Investment
Office



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FOR SALE

MIXED USE PROPERTY

1 Bowring Road, Ramsey,
Isle of Man, IM8 2LQ
Asking price: £230,000



- Situated in a prime location
- Mixed use investment
- Ground floor retail unit and 1 bedroom apartment
- Potential rent of £16,800 per annum when fully let

Description

An exceptional investment opportunity awaits with this prime mixed-use property, ideally located in the bustling heart of Ramsey. This property offers a perfect blend of commercial and residential space, providing both immediate rental income and long-term potential.

On the ground floor, you'll find a modern retail unit, extending over 454 sq ft. The space boasts an open plan retail area, ideal for a variety of businesses, alongside a well-equipped kitchen, preparation area, and WC. It's designed for efficiency and practicality, ready to accommodate a thriving

business in this high-traffic location.

The first floor houses a charming one-bedroom apartment, currently tenanted and generating a steady rental income of £550 per month on a 12 month lease. The apartment features a cozy lounge, a functional kitchen, a shower room with WC, and a comfortable bedroom, making it an appealing residence for tenants.

This property has been thoughtfully upgraded with recent refurbishments, including a brand-new kitchen, updated flooring, modern electrics with 3-phase power, and ample sockets throughout. Each unit is self-contained, serviced by gas, and offers independent access. A new roof was also installed just five years ago, ensuring minimal maintenance concerns for the foreseeable future.

This is a rare chance to acquire a well-maintained, income-producing property in a prime location. Perfect for investors seeking both retail and residential opportunities, this property promises strong returns and future growth potential.

Location

From Parliament Square travel north along Bowring Road and 1 Bowring Road is located on the right hand side, opposite the new Tesco supermarket.

Services

All mains services are provided. Gas central heating.

Possession

Vacant on possession.

Viewing

Strictly by prior appointment through the Agents, Chrystals Commercial.

