

Retail
Development
Industrial
Investment
Office



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FOR SALE

MIXED USE FREEHOLD PROPERTY

1 Marathon Terrace, Douglas,
Isle of Man, IM2 4NH
Asking price: £485,000



- Centrally located on Queens Promenade
- Mixed use freehold investment property
- Ground floor retail unit and 3 bedroom residential property
- Both units that can be let separately

Description

An exciting opportunity to purchase a prominent and very well positioned mixed use freehold investment property situated on Queens Promenade in Douglas. It's centrally located on the promenade close to all local amenities and comprises of a ground floor retail unit and a 3 bedroom residential property.

The spacious ground floor retail unit is in a superb location with excellent footfall and enjoys a prominent trading position. The unit comprises of a good sized retail area, storage rooms, kitchen and WC. Has potential for multiple retail uses such as a café, dog groomers and alike.

The superbly situated 3 bedroom residential property is arranged over 3 floors and comprises of two generous sized lounges with one having a modern open plan kitchen, three spacious bedrooms, utility room, bathroom, shower room, attic room and a yard at the rear.

Both units that can be let separately and are divided into two sections with their own entrance doors on Queens Promenade.

LOCATION

From the Sea Terminal head north along the promenade and pass the Villa Marina. Continue along the Queens Promenade and the property can be found on the left hand side after Promenade Shirts.

ACCOMMODATION

Ground floor self contained retail unit extending 714 sq ft and comprising of a retail area, store room, kitchen and WC.

3 bedroom property on the upper floors comprising of two lounges with one having a modern open plan kitchen, three bedrooms, utility room, bathroom, shower room, attic room and a yard at the rear.

SERVICES

Mains water, electricity, oil and drainage are connected.

POSSESSION

Vacant possession upon completion.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

By appointment through Chrystals



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