

Retail
Development
Industrial
Investment
Office



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FOR SALE RENOVATION PROPERTY

Ingledene, 1 Central Promenade,
Douglas, Isle of Man, IM2 4LJ
Asking price: £650,000



- Perfectly positioned right on the seafront
- Breathtaking sea views
- Planning permission to convert into an aparthotel
- Renovation works commenced
- Planning reference number: 12/00368/B

Description

This is a rare opportunity to own a distinctive seafront hotel with approved planning permission to transform it into a modern aparthotel. Set against a stunning coastal backdrop, this impressive five story property, complete with basement storage, promises both elegance and investment potential.

Planning permission granted in 2012 allows for an extensive refurbishment and redesign, with structural enhancements already underway. Initial renovation work includes stripping each floor down to its bare walls, removal of old flooring, and installation of new radiators and windows, creating a blank

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canvas to build an upscale, contemporary aparthotel. The approved plans envision a stylish and inviting ground floor, designed to offer a warm welcome with a spacious residents' lounge, a reception area and bar, two additional restrooms, a fully equipped kitchen, a utility room, and private manager's quarters with an ensuite bathroom.

The upper floors are primed to be converted into six individual apartments, each featuring an open-plan lounge and kitchen area, along with a bedroom complete with a sleek, ensuite shower room. This thoughtful layout ensures a comfortable, self-contained space for guests, blending the comfort of a private apartment with the convenience and service of a hotel.

This property offers an exciting, blank-slate development opportunity in a prime seafront location, ideal for investors with a vision for hospitality. With all foundational work underway, this hotel awaits a complete transformation, ready to meet the high standards of modern travellers and bring new life to this coastal landmark. Full refurbishment throughout will allow you to create an aparthotel that captures the beauty of its surroundings and delivers a unique guest experience.

Location

Head north along Douglas Promenade, passing through the traffic lights at the bottom of Broadway. Continue straight, and the property is situated next door to the Spectrum Apartments. Perfectly situated on Central Promenade, it offers easy walking access to all the amenities Douglas town has to offer.

Accommodation

Spanning an impressive five floors, this property includes a basement, ground floor communal areas including managers accommodation and three upper levels featuring six self-contained apartments.

Planning

Planning reference number: 12/00368/B

Services

Mains services are installed.

Possession

Vacant on possession.

Viewing

Strictly by prior appointment through the Agents, Chrystals Commercial.





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