

Retail
Development
Industrial
Investment
Office



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TO LET FULL LICENCED HMO

Beach Lodge, Central Promenade,
Douglas, Isle of Man, IM2 4LN
Annual Rental of £90,000



- Situated on Central Promenade
- 15 bedrooms
- Each bedroom furnished with a bed and mattress, wardrobe, table, and chair
- Fully licenced HMO
- Bike Store
- Available to buy or lease

Description

A rare and exciting opportunity to lease this exceptional, fully licensed 15 bedroom HMO property, perfectly positioned on Douglas Promenade. Boasting breathtaking sea views and just a short stroll from the heart of the City Centre, this property offers the ultimate combination of location, convenience, and lifestyle.

Having recently undergone a high quality refurbishment, the property is presented in outstanding condition throughout, delivering a fresh, modern, and highly desirable living space.

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The living spaces have been thoughtfully designed to promote community and comfort. Two spacious, fully equipped communal kitchens offer ample room for meal preparation, while the inviting communal lounge provides the perfect place to relax and unwind. The property also features a large utility room with a WC.

Tenants will enjoy the added luxury of a generous outdoor terrace, ideal for socialising or simply taking in the coastal views. Thirteen of the fifteen bedrooms come with private ensuite facilities, offering a premium level of privacy and comfort, while the remaining two bedrooms are serviced by well-appointed shared bathroom facilities. Every room is fully furnished to a high standard with a bed and mattress, wardrobe, table, and chair—all included in the lease—making this a truly turnkey offering. A secure onsite bike store is also available for residents.

This is a rare chance to acquire a high quality, fully operational HMO property in a prime seafront location, offering strong tenant appeal and immediate rental potential.

The property is also available to purchase.

Location

Beach Lodge is located immediately adjacent to the Empress Hotel on Central Promenade, a short walking distance to Douglas town centre, financial district and all amenities.

Services

All mains services are connected. Oil central heating boiler with two mega flow hot water cylinders. Full fire alarm system.

Legal Costs

Each party to pay their own legal costs.

Possession

Vacant possession on completion of all legal formalities.

Viewing

Strictly by prior appointment through the Sole Agents, Chrystals Commercial.



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