

Retail
Development
Industrial
Investment
Office



31 Victoria Street, Douglas
Isle of Man, IM2 1SE

Phone: 01624 625100

Email: commercial@chrystals.co.im

FOR SALE MIXED USE PROPERTY

Lawn Cottage, Bride Road,
Andreas, Isle of Man, IM4 4HL

Asking price: £425,000



- Situated within the heart of Andreas Village
- Commercial unit and a 3 bedroom cottage
- Private garden with pond
- Vacant on possession

Description

Situated in the heart of Andreas Village, this freehold mixed use property presents a unique opportunity to acquire both a commercial unit and a characterful cottage. The property benefits from a highly convenient setting, just a short distance from the village school, local shop, and with excellent access to the nearby bus route.

The commercial unit, formerly a butcher's shop, provides 205 sq ft of space arranged across two interconnected rooms. It includes a pedestrian entrance to the front, a side access door, separate metering, and a good supply of electrical sockets.

The cottage offers well-proportioned living accommodation arranged over two floors. The ground floor comprises a

spacious lounge and dining area, a fitted kitchen, and a shower room. On the first floor, there are three bedrooms, the largest of which includes an ensuite toilet requiring refurbishment, as well as an additional separate WC.

Outside, the property features a private garden with a fenced pond, together with a small side yard and shed, adding further practicality to this appealing village home.

Location

As you enter the centre of Andreas Village, turn onto the A17 between the shop and the school. The property will be a short distance along on the left hand side.

Services

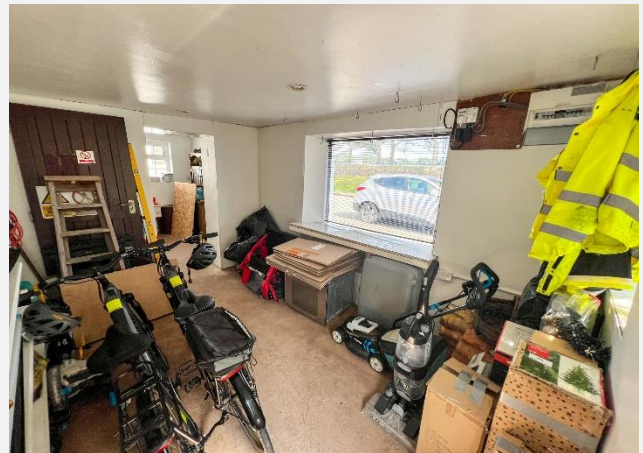
Mains water, gas, electricity, and drainage are connected.

Possession

Vacant on possession.

Viewing

Strictly by prior appointment through the Agents, Chrystals Commercial.



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