

Retail
Development
Industrial
Investment
Office



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Isle of Man, IM2 1SE

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FOR SALE INVESTMENT OPPORTUNITY

Ashley House, 6 Clifton Terrace, Douglas,
Isle Of Man, IM2 3HU
Asking price: £670,000



- Investment property
- Fully licenced 12 bedroom HMO
- Annual rental income of £79,560
- Situated in central Douglas

Description

Located in the heart of Douglas, close to both the promenade and the city centre, this fully licensed HMO presents an exceptional investment opportunity. The property is currently fully occupied and licensed to accommodate up to 16 residents. Offering a mix of seven double bedrooms and five single bedrooms, it includes five with en-suite facilities, while the remaining seven benefit from well-maintained shared bathroom amenities. The property generates an annual rental income of £79,560, providing a strong and consistent return.

The accommodation is thoughtfully arranged to maximise comfort and convenience. On the ground floor there is a large kitchen diner, complemented by a further smaller kitchen diner on the top floor. Shared bathroom facilities include a ground floor bathroom for rooms one and two, a WC and

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shower room on the second floor serving rooms six, ten, and eleven, as well as a shower room with WC on the top floor shared by rooms fourteen and fifteen. A small sitting room is located on the first floor, providing a communal space for tenants, while bike storage is available in the back yard.

The building has been fitted with fibre broadband and a dedicated WiFi network, ensuring excellent internet coverage throughout. Recent improvements include a freshly repainted external frontage, along with refurbished communal stairs and landing, and part of the back annexe roof replaced this year, ensuring the property is both well-maintained and appealing to tenants.

This is a rare opportunity to acquire a substantial, income-generating HMO in a prime central Douglas location.

Location

Travelling from Douglas, head up Broadway from the Villa Marina and continue straight onto Ballaquayle Road. The property is located on the left side, just past the Victoria Road traffic light junction.

Accommodation

Bedroom 1 - Ground floor double (Occupancy 2)

Bedroom 2 - Ground floor double (Occupancy 2)

Bedroom 3 - First floor single ensuite (Occupancy 1)

Bedroom 4 - First floor double ensuite (Occupancy 2)

Bedroom 5 - First floor single (Occupancy 1)

Bedroom 6 - First floor single ensuite (Occupancy 1)

Bedroom 7 - Second floor double ensuite (Occupancy 1)

Bedroom 8 - Second floor single (Occupancy 1)

Bedroom 9 - Second floor double (Occupancy 1)

Bedroom 10 - Second floor single ensuite (Occupancy 1)

Bedroom 11 - Third floor double (Occupancy 1)

Bedroom 12 - Third floor double (Occupancy 1)

Services

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

Viewing

Strictly by prior appointment through the Agents, Chrystals Commercial.

