

Retail
Development
Industrial
Investment
Office



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FOR SALE DEVELOPMENT OPPORTUNITY

6 Kingswood Grove, Douglas,
Isle of Man, IM1 3LX
Asking price: £199,000



- Situated in a prime location
- Development opportunity
- Planning permission granted for the conversion to residential accommodation and additional use for tourist accommodation / long term lets, and improvements to parking apron
- Planning expiry March 2028. Planning Reference number: 23/01136/B

Description

A rare opportunity has arisen to acquire this freehold former office property, prominently located in the heart of central Douglas. The property is in need of full refurbishment and offers versatile accommodation across four floors.

The ground floor comprises four rooms, while the first and second floors each feature three rooms. The third floor

provides two additional rooms, together with a WC and shower facilities. At the rear, there are two outbuildings and parking for one vehicle, with the potential to create space for two cars by removing the outbuildings. The total area extends to approximately 1,349 sq ft.

Planning permission was granted in March 2024 (planning reference 23/01136/B) for the conversion and erection of extension to existing offices to provide residential accommodation and additional use for tourist accommodation / long term lets, and improvements to parking apron. The planning permission remains valid until March 2028.

This property represents an exceptional opportunity for conversion into a residential dwelling or apartments, subject to the necessary planning consents, offering significant potential in a prime central location.

Location

The property is located in the centre of Douglas, just a 5 minute walk from the Island's principal retail and financial district. Travelling along Bucks Road, turn onto Christian Road and take your first left on to Kingswood Grove. Following the road, the property can be seen on your left hand side opposite the Manx Museum.

Services

Mains services are connected.

Possession

On completion of legal formalities.

Viewing

Strictly by prior appointment through the Agents, Chrystals Commercial.



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