

**Retail
Development
Industrial
Investment
Office**



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FOR SALE MIXED USE PROPERTY

1 Athol Street, Port St Mary,
Isle of Man, IM9 5DS
Asking price: £330,000



- Situated in the heart of Port St Mary, just a short walk from the high street and local amenities
- Two commercial units, a rear workshop, and a spacious two bedroom apartment
- Significant development potential
- Generous space throughout

Description

Perfectly positioned in the centre of Port St Mary, this property offers an exceptional chance to secure a prime location with limitless potential. Just a short stroll from the high street and local amenities, it is ideally suited for a variety of uses whether you are an investor, developer or entrepreneur looking to create something truly unique.

The building is currently configured as two ground floor commercial units, a rear workshop and a spacious two bedroom apartment above. While the spaces are interconnected at present, the scope for transformation is

remarkable. With thoughtful reconfiguration such as introducing a private entrance for the apartment and upgrading services, you could unlock a fully self-contained income generating property with multiple streams of revenue.

The commercial units enjoy excellent street frontage and two separate entrances, making them perfect for retail, office or service-based businesses. To the rear, the workshop provides generous space with its own access and facilities, ideal for storage or creative ventures. Upstairs, the apartment offers impressive proportions and, with modernisation and compliance updates, could become a stylish home or premium rental.

Location

Travel out of Port Erin along Station Road and approach the roundabout, taking the third exit towards Port St Mary. Continue along the High Street and follow the road as it curves into Park Road. Take the second left into Queens Road and then the first left into Athol Street. Pass the Albert pub and, as you approach the junction of Athol Street and Athol Place, you will find the property on the corner.

Services

Mains water, electricity, gas and drainage are connected.

Possession

On completion of legal formalities.

Legal Fees

Each party to pay their own legal fees.

Viewing

Further details and viewing arrangements strictly by appointment through the Agents, Chrystals Estate Agents.

