

**Retail  
Development  
Industrial  
Investment  
Office**



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## **FOR SALE**

### **WORKSHOP AND OUTHOUSE**

Workshop, Orchard Road, Port Erin  
Isle of Man, IM9 6DJ  
Asking price: £200,000



- Rare opportunity to acquire two freehold units
- 2,565 sq ft of combined accommodation
- Planning permission previously approved for café, office and retail use
- Significant refurbishment and development potential
- Potential for residential conversion, subject to planning

### **Description**

A rare opportunity has arisen to acquire these two freehold units, comprising a substantial two-storey workshop and a separate outhouse building, offering considerable potential for commercial, residential or mixed-use redevelopment, subject to the necessary planning consents.

The main workshop extends to 2,181 sq ft over two floors,

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with the ground floor registered as retail and the first floor registered as residential. The building has been stripped back to bare walls, with no flooring, heating or internal services currently installed, and will require comprehensive refurbishment. There is also potential to add a further floor, subject to the necessary planning and building regulations approvals. An external WC is provided, with access to the first floor via a narrow staircase.

The separate outhouse extends to 384 sq ft and is currently configured as an open-plan space. It benefits from electric heating, two pedestrian access doors and a fitted kitchenette. There is potential to convert the building into a self-contained dwelling, subject to obtaining the necessary planning consent.

A planning application was submitted in 2019 for the conversion and extension of the existing buildings to create a café (Class 3), together with associated office and retail (Class 1) accommodation. The application was approved, although no works have been undertaken pursuant to the permission, other than the removal of all asbestos.

Externally, there is parking available for two to three vehicles in tandem.

## **Location**

Travelling into Port Erin on Station Road from the Four Roads roundabout turn right into Bridson Street, opposite the garage. Turn left into Orchard Road and the workshop can be found on the left hand side

## **Services**

Mains water, electricity, and drainage are connected.

## **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.







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