

Retail
Development
Industrial
Investment
Office



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FOR SALE

FORMER HOTEL

Gloucester House,
Loch Promenade, Douglas,
Isle of Man, IM1 2LY
Asking Price: £875,000



- Substantial self-contained wing forming part of a well-established hotel
- 12 tastefully equipped ensuite Guest rooms
- Three apartments
- Proposed for sale separately, with the vendor retaining the left-hand hotel operation
- All windows throughout PVC double glazed
- Layout lends itself to conversion to apartments, HMO or continued short-stay use
- Sea-facing position on Douglas Promenade

Description

An opportunity has arisen to acquire Gloucester House, formerly forming part of the Ellan Vannin Hotel. The building was previously operated as serviced apartments and is

associated with a popular, long-established three-star, sea-facing hotel occupying a prime position on Douglas Promenade.

The Ellan Vannin Hotel comprises two joined buildings. The vendor intends to retain the left-hand section as a trading hotel, with the right-hand wing offered for sale as a separate property, subject to agreed separation.

The building is currently in hotel use but offers clear potential for redevelopment or alternative use, including conversion into residential apartments, serviced apartments, HMO accommodation, or continued hospitality use, subject to all necessary consents.

Accommodation

The property provides a well-maintained range of guest and ancillary accommodation arranged over five floors.

Located on the ground floor, the lounge and dining area is fully air-conditioned, and offers a range of comfortable seating.

The kitchen/preparation area is located opposite the lounge and dining area and is currently used as a still room, featuring a new commercial pull-through dishwasher. The original fire protection and cooker isolation switch remain, allowing for potential reinstatement as a full kitchen.

The property offers 12 en suite guest rooms plus three apartments, all well maintained and regularly updated. Rooms feature modern light oak furnishings, including 6' zip-and-link beds, along with Mitel digital telephones, gas central heating, and a secure smart key card access system with full audit capability.

All ensuite facilities are fitted with a WC, wash hand basin and either a bath with overhead shower or a walk-in shower. High-pressure hot water is supplied via three megaflo units. New commercial boiler installed in 2024.

A newly converted ground-floor apartment offering flexible accommodation, comprising a large bedroom with two double beds (one accessed via a small flight of steps), a fitted

kitchen, and a contemporary shower room, suitable for guest or staff use.

At lower ground floor level is a self-contained two-bedroom flat with independent access, comprising two ensuite bedrooms and an open-plan kitchen/living area. This unit has previously been let separately to a corporate occupier.

Additional guest accommodation is located on the fourth floor and enjoys sea-facing views. This comprises a modern living space, studio kitchen and ensuite bedroom.

To the rear of the property is a large garage accessed via a roller shutter door, providing useful storage and operational space. There are also two separate store rooms, offering further storage capacity.

Shared full staircase fire escape.

Location

Travelling from the Sea Terminal along the promenade you will find the property situated on the left hand side a short distance after the junction with Howard Street.

Services

Mains Water, gas, electricity and drainage are connected. Gas central heating throughout. New commercial boiler fitted in 2024. 1 gig Fibre Optic connection

Possession

On completion of legal formalities

Legal Costs / Viewing

Each Party to pay their own legal costs

Viewing

Strictly by prior appointment through the Agents, Chrystals Commercial



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