

**Retail  
Development  
Industrial  
Investment  
Office**



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## FOR SALE SUBSTANTIAL PLOT

Showroom, Chapel and Norville, Station  
Road, Port Erin, IM9 6AP  
Asking price: £895,000



- Situated in the heart of Port Erin Village
- Sizeable plot comprising of a large showroom, former chapel with workshop and a 3 bedroom detached residential property
- Redevelopment opportunity
- Potential for a variety of uses, subject to planning consents

### Description

A rare opportunity has arisen to purchase a sizeable plot comprising of a large showroom, former chapel with workshop and a 3 bedroom detached residential property, situated just a short walk to the shops and village amenities in Port Erin.

## Norville

Norville is a an impressive 3 bedroom detached property split over two floors and comprising of a lounge, dining room, kitchen, 3 bedrooms, store room, bathroom, WC and a good sized garden at the rear. Full renovation required throughout. Serviced by gas. Area: 1317 sq ft.

## Chapel/Workshop

The former chapel is split into two units, left hand side unit was formerly occupied by a Funeral Directors and the right hand side unit was formerly occupied by a florist. Both units have potential for a variety of uses, subject to planning consents. The unique Chapel comprises of 9 rooms and a substantial workshop at the rear split over 2 floors. Benefitting from an outbuilding, a newly installed double garage roller door, attic room, mezzanine level and 2 WC's. Serviced by gas.

The former florist unit comprises of a large open plan area and WC.

Area: Chapel/Workshop 3,921 sq ft / Former florist 582 sq ft.

## Showroom

The showroom comprises a large open plan area, office, WC, double fronted glass doors, side and rear pedestrian doors and is serviced by gas. Two new windows and side door have recently been replaced. Renovation required throughout. Area: 1570 sq ft.

## Location

Travelling out of Port Erin along Station Road, travel past the Cherry Orchard Apartments and the properties can be found on the right hand side on the corner of Droghadfaile Road and Station Road.

## Services

All mains services are connected.

## Possession

Vacant on possession.

## Viewing

Viewing strictly by appointment through the Sole Agents, **Chrystals Commercial**.

