

**Retail  
Development  
Industrial  
Investment  
Office**



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## FOR SALE MIXED USE INVESTMENT

41 New Road, Laxey  
Isle of Man, IM4 7BQ  
Asking price: £375,000



- Situated in central Laxey
- Good sized mixed use investment property
- Ground floor retail unit and 2 apartments
- In need of renovation work

### Description

An opportunity has arisen to acquire a good sized mixed use freehold property comprising of a ground floor retail unit and two apartments.

Situated in central Laxey, the property is set over 6 floors and comprises of a lower ground floor one bedroom apartment, ground floor retail unit and a 3 bedroom apartment on the upper levels.

The retail unit and upper floor apartment would suit an owner occupier. Access to the upper floor apartment is via the retail unit. Potential to be a self contained unit with the installation of a corridor/lobby.

The lower ground floor one bedroom apartment has its own access at the rear of the property and requires renovation work throughout.

Serviced by gas.

## Location

Travelling into Laxey from Douglas along Pinfold Hill and onto New Road into Laxey Village The property can be found on the right hand side just after the Queens Hotel.

## Accommodation

Lower ground floor is split over two floors and comprises of a large open plan lounge and kitchen, office, bedroom and bathroom. Renovation work required. Total floor space 644 sq ft.

Ground floor retail unit with a total floor space of 486 sq ft. The unit requires renovation work and has potential to be self contained.

First floor apartment is split over three floors and comprises of a large open plan lounge and kitchen, WC, Shower room, laundry room, store room and three bedrooms. Total floor space 804 sq ft.

## Services

All mains services are connected.

## Possession

Vacant on possession.

## Viewing

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



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