

**Retail**  
**Development**  
**Industrial**  
**Investment**  
**Office**



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## FOR SALE MIXED USE PROPERTY

31 Parliament Street, Ramsey,  
Isle of Man, IM8 1AT  
Asking price: £399,000



- Mixed use property
- Ground floor retail unit and a luxurious 4 bedroom apartment, both with their own access
- Fully renovated to a high standard
- New electrics, plumbing, windows and insulation installed
- Beautifully finished sandstone paved south facing courtyard

### Description

An rare opportunity to acquire this attractive mixed use property situated in a prime central location of Parliament Street in Ramsey.

A good sized ground floor retail unit with additional space at the rear which would be ideal for storage. The unit benefits from an excellent shop frontage onto the main shopping street with aluminium windows with a single door, high level ceilings with LED lights, and wall lights and a laminate floor covering.

Split over 3 floors, the newly renovated and modernised large 4 bedroom apartment can be accessed via the rear courtyard or a separate access at the front of the property. Comprising of a spacious lounge, contemporary kitchen with dining area, snug, utility room, a luxurious family bathroom, 4 deluxe bedrooms and a family shower room.

The property has been fully rewired, replumbed, double glazed, loft and all floor cavities insulated, external walls insulated with Kingspan and internal stud walls insulated with acoustic insulation.

## Location

Travelling down Parliament Street, No.31 can be found on the right hand side opposite the East Street Road.

## Accommodation

### GROUND FLOOR

#### Retail unit - front (29'7" x 14'8")

Aluminium windows with a single door, high ceilings, LED lights, wall lights and a laminate floor covering.

#### Retail unit - rear (15'9" x 7'7")

The rear unit benefits from a sink, storage cupboards and WC.

## Courtyard

A beautifully finished sandstone paved south facing courtyard with wall herb beds, planted pots and a hidden wheelie bin storage.

## FIRST FLOOR

### Snug (16'1" x 10'8")

Access to the first floor is accessed via a hand crafted staircase with LED lighting. The stairs lead onto a stunning snug area with high ceilings, Georgian panelling to ceilings and walls, slate effect floor coverings, a marble fireplace with tiled back and electric fire, shelving to the right hand side, full height glazed doors lead into an inner hallway with built in storage and desk area.

### Lounge (19'10" x 18'2")

A spacious lounge with a large bay window with hardwood sliding sash windows offering views across the harbour and Ramsey Swing Bridge. Bespoke panelling with a modern LED chandelier, high ceilings, fully fitted book shelves sit either side of a multi fuel cast iron log burner with marble surround and slate hearth and a luxurious walnut style floor covering.

### Kitchen (9'1" x 10'2")

A luxurious fitted bespoke kitchen comprising of a range of grey floor wall and drawer units with bespoke walnut panelling, slate work surfaces with walnut edging and tiled splash back, stainless steel double sink with hot and cold mixer tap, integrated appliances comprise of two four ring hobs, dishwasher, two electric ovens and grills, American fridge freezer, wine rack, large walk in pantry fully fitted with shelving, LED lighting and floors finished with slate coloured tiles.



## SECOND FLOOR

### Utility room (7'5" x 6'7")

Fully plumbed for washer and dryer and a stainless steel sink with hot and cold mixer tap. Newly installed hot and cold water system powered by a "Comet" electrical boiler with Megaflo hot water cylinder.

### Family bathroom (11'0" x 10'3")

A beautiful high end family bathroom comprising of a deep fill bath with chrome hot and cold mixer tap inset into a tiled bath panel, a bespoke double vanity unit with two storage compartments, panel towel radiator, free standing shower with flush shower tray and full height glass shower screen, WC and hidden drawers, fully tiled to four sides and a decorative tiled floor.

### Bedroom 1 (16'0" x 10'0")

A south facing double bedroom offering spectacular views of North Barrule, fully fitted wardrobe, workstation and walnut finished floor covering.

### Master bedroom (10'2" x 15'1")

A luxurious double bedroom offering panoramic views of the harbour and Ramsey Swing Bridge. The bright and airy bedroom benefits from a range of custom storage units, a bespoke corner unit housing a decorative cast iron log burner and a walnut coloured floor covering.

## THIRD FLOOR

### Family shower room (11'8" x 4'11")

A spacious shower room comprising of mains powered shower with full height shower screen, freestanding sink, WC, full height wall tiles and floor coverings.

### Bedroom 3 (15'6" x 7'3")

A good sized double bedroom with large windows offering panoramic views of North Barrule and a walnut floor covering.

### Bedroom 4 (10'6" x 17'1")

The large double bedroom benefits from three windows offering panoramic views over the Harbour and swing bridge and a walnut floor covering.







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