

**Retail**  
Development  
Industrial  
Investment  
Office



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# FOR SALE

## MIXED USE PROPERTY

6 Marathon Terrace, Queens Promenade,  
Douglas, Isle of Man, IM1 4NL

Asking price: £725,000



- Prime location on Douglas Promenade
- Good sized restaurant
- 12 en-suite bedrooms
- Fully equipped tourist accommodation
- Recently refurbished
- Ground floor and upper floors are separately metered and rated

### Description

An exceptional opportunity awaits to acquire this charming former bed and breakfast, boasting 12 beautifully appointed en-suite rooms and a generously sized kitchen and dining area. Nestled in a coveted location along Queens Promenade in Douglas, this property is just a leisurely 10-minute stroll from the bustling main shopping street.

Spread across four floors, this property features a welcoming restaurant/dining room on the ground floor, while the upper floors house the 12 fully equipped en-suite bedrooms.

Those occupying the front-facing rooms are treated to breathtaking panoramic views overlooking Douglas Bay, with one lucky room boasting its very own terraced balcony.

Recently revitalized, the property has undergone a comprehensive renovation, including the installation of modern amenities such as a new boiler, water tank, radiators, and electrical systems. Although three-phase electric is available, connection is required. Additionally, rest assured that the property is fully compliant with fire regulations, ensuring the safety and security of its occupants.

Benefitting from separate metering and rating for both the ground floor and upper levels, this property offers flexibility and efficiency in utility management.

The owner is receptive to offers, presenting an opportunity for savvy investors to secure this gem of a property in a highly sought-after location. Don't miss out on the chance to make this former bed and breakfast your own.

## Location

Located on Marathon Terrace, Queens Promenade in Douglas.

## Services

Mains water, electricity, drainage and gas are connected.

Each floor is separately metered and rated.

## Possession

On completion of legal formalities.

## Legal Costs

Each party to pay their own legal costs.

## Viewing

Strictly by prior appointment through the Agents, Chrystals Commercial.



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