

Retail
Development
Industrial
Investment
Office

31 Victoria Street, Douglas
Isle of Man, IM2 1SE

Phone: 01624 625100

Email: commercial@chrystals.co.im

FOR SALE

MIXED USE PROPERTY

46 Bucks Road, Douglas,
Isle of Man, IM1 3AD
Asking price: £385,000



- Situated in the heart of Douglas
- Mixed use property
- Attractive restaurant and one bedroom maisonette
- Vacant on possession
- Garage at the rear

Description

A rare opportunity has arisen to purchase this mixed use property situated in a prime location on Bucks Road in Douglas.

The property comprises of a good sized restaurant and a spacious one bedroom maisonette at the rear with a single garage. Both units benefit from their own entrance and gas boilers.

The restaurant has two sizeable restaurant areas with bars, large kitchen with plenty of storage rooms, two WC's and a converted attic room. Kitchen equipment included in sale. Area: 1259 sq ft.

A well presented modern one bedroom maisonette comprising of a large open plan lounge and kitchen with a Juliet balcony and bedroom with ensuite shower room.

Garage at the rear with electric, roller shutter door and pedestrian door. 263 sq ft.

Location

The property is located off Bucks Road in the heart of Douglas within walking distance of the Government Buildings, Law Court and shopping facilities of central Douglas.

Parking

1 off-road parking space in garage.

Services

Mains services are connected.

Possession

Vacant possession on completion of all legal formalities.

Legal Costs

Each party to pay their own legal costs

Viewing

Strictly by prior appointment through the Agents, Chrystals Commercial.



Notice is hereby given that these particulars, although believed to be correct do not form part of an offer or a contract. Neither the Vendor nor Chrystals, nor any person in their employment, makes or has the authority to make any representation or warranty in relation to the property. The Agents whilst endeavouring to ensure complete accuracy, cannot accept liability for any error or errors in the particulars stated, and a prospective purchaser should rely upon his or her own enquiries and inspection. All Statements contained in these particulars as to this property are made without responsibility on the part of Chrystals or the vendors or lessors. The company do not hold themselves responsible for any expense which may be incurred in visiting the same should it prove unsuitable or to have been let, sold or withdrawn. Unless otherwise stated all prices and rates are quoted exclusive of Value Added Tax (VAT). Any intending purchaser or lessee must satisfy themselves as to the incidents of VAT concerning any transaction.