

FOR SALE – FREEHOLD

As Individual Properties or Block Buys
Residential & Commercial Development Opportunities
26 Derby Road and 59 Bucks Road - Major Renovation
Popular Catchment Areas

Property 1
59 Bucks Road
Douglas



8 Flats
£175,000 exclusive

Property 2
26 Derby Road
Douglas



4 Flats
£175,000 exclusive

Property 3
5/5a Windsor Road
Douglas



Flat & Shop
£195,000 exclusive

DESCRIPTION

The three properties have been offered for sale on the Instructions of Ernst & Young LLC and can be purchased either individually or as one lot.

Properties 1 & 2 are in flats and require major renovation work throughout but have the potential for investment.

Property 3 has a retail unit on the ground floor and a duplex flat.

LOCATION

Property 1 travelling up Bucks Road towards Prospect Terrace the property can be found on the left hand side at the junction with Demesne Road.

Over/..

These particulars, although believed to be correct, do not form part of an offer or a contract and they are not intended to form any representation of fact. Black Grace Cowley Ltd cannot accept any liability for any errors in the particulars stated, and a prospective purchaser should rely upon his own enquiries and inspection.

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Property 2 travelling through the traffic lights at Prospect Terrace take the second turning on your right into Derby Road continue towards the bottom and the property can be found on the left.

Property 3 travelling up Bucks Road turn right at the traffic lights at Prospect Terrace and the property can be found on the left beside the Post Office.

ACCOMMODATION

Property 1 a large end of terrace Victorian building which has been converted into 8 self contained flats requires significant renovation work to bring it up to required accommodation / living standards.

Property 2 a mid terraced Victorian property converted into 4 self contained flats over three floors requires significant renovation work throughout to bring it up to required accommodation. / living standards.

Property 3 this property is on a corner site with a retail shop on the ground floor which is unoccupied and a 3 bedroom flat which is presently occupied.

SERVICES

It is understood all mains services are connected to the building.

POSSESSION

Vacant possession upon completion of all legal formalities.

VIEWING

Further details and viewing arrangements strictly by appointment through the Agents, **Black Grace Cowley**.