



FREEHOLD RETAIL/RESIDENTIAL INVESTMENT OPPORTUNITY

FULLY LET - Retail Unit & Apartment

**20 Church Road
Port Erin**

Current Rental Income: £15,300 pa

**Reduced to:
OIRO £225,000 exclusive**

DESCRIPTION

Good opportunity to purchase this fully tenanted, mid-terraced retail unit, on the busy retail street - Church Street. The property comprises of a ground floor retail unit with store room and a self-contained one bedroom apartment above. The property has part UPVC double glazed windows and oil fired central heating.

LOCATION

Travelling into Port Erin along Station Road - the main thoroughfare into the town, continue past the Petrol Station and The Railway Station and follow the road around to the right. Take next turning right (at S & M Harrison shoe shop) and continue approximately half way along Church Road, where the property can be found on the right hand side.

ACCOMMODATION

GROUND FLOOR – approximately 990 sq ft

Shop Unit – approx. 840 sq ft

Rear store room – approx. 150 sq ft

WC

Self-contained doorway and stairs to;

FIRST FLOOR – approximately 645 sq ft

Comprises lounge, bedroom, kitchen, shower room

LEASES

The ground floor is let on internal repairing terms from 01/04/2015 (expiry 31/03/2021) at a passing rent of **£8,400 per annum**.

The first floor apartment is on a rolling lease at a passing rent of **£6,900 per annum**.

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.

Geoffrey P R Black BSc FRICS Mark N Grace BSc MRICS Tim Groves BA (Hons) MRICS CPEA Andrew K Wallis BSc (Hons) MRICS

SERVICES

Mains services are installed. Retail Unit has oil fired central heating and the apartment has gas fired central heating. A linked fire precautions system is installed.

VIEWINGS

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