



FOR SALE

Country Inn/Restaurant with 17 bedrooms

**Glen Helen Inn
Glen Helen
St Johns**

Price: OIRO £950,000 exclusive

DESCRIPTION

The well-known Glen Helen Inn is offered for sale comprising restaurant/bar, function room and 17 en suite letting bedrooms. The property is located on the TT course and the location attracts large numbers of spectators during the TT and MGP periods. Formerly attaining a four star AA grading the business closed in 2014.

LOCATION

Located in a picturesque, wooded glen in the west of the Island, Glen Helen Inn can be approached by taking the Douglas to Peel road and by turning right at Ballacraine towards Kirk Michael. Travelling up the wooded valley on the TT course the Glen Helen Inn will be seen on the right.

ACCOMMODATION

Ground Floor;

Entrance vestibule
Lounge bar (to accommodate 60)
Ladies and Gents WCs
L-shaped restaurant (to accommodate 75)
Rear function rooms (to accommodate 120)
Ladies and Gents WCs
Kitchens
Office
Beer cellar

First Floor;

Separate external staircase leading to first floor
17 bedrooms laid out over two floors, all with en-suite bathrooms or shower rooms and served by gas fired central heating.

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

Outside;

Riverside patio and banking down to the river
Bulk gas tank

NB;

The car park to the front of the Inn is owned by the Isle of Man Government. A modern private sewerage system was installed on adjoining property owned by the Forestry Board about 5 years ago.

SERVICES

Mains water and electricity are installed. Private drainage system. Gas fired central heating system. Fire precautions system installed.

POSSESSION

Vacant possession upon completion of all legal formalities.

VIEWING

Further details and viewing arrangements strictly by appointment through the Agents.

