



FOR SALE

Retail Unit with Adjoining Warehouse
17 Orchard Road
Port Erin
Isle of Man

Price: OIEO £250,000 exclusive
Retail + Ancillary Space – approx. 1,037 sq ft
Warehouse – approx. 757 sq ft

DESCRIPTION

Rare opportunity to purchase a double-fronted retail unit in Port Erin with the benefit of a warehouse to the rear. The unit is in a prominent position on one of the main retail streets in the village, and comprises of retail space, store room, kitchen with staff area, WC and connecting warehouse (with electric roller shutter door and separate pedestrian door). The retail area benefits from strip lighting and is wired for power and data. The unit lends it's self to a number of alternative uses (subject to Planning Approval), and can also be easily split.

LOCATION

Travelling along Station Road into the town centre, continue past Darnills petrol station and Franklins car show room. At The Station Hotel, the property can be found on your right on the one way street connecting Church Road with Station Road.

ACCOMMODATION

Retail unit, former dispensary, kitchen, staff area, store, utility, WC – approx. 1,037 sq ft
Warehouse, WC – approx. 757 sq ft

SERVICES

All mains services installed.

POSSESSION

Vacant possession upon completion of all legal formalities.

VIEWING

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

See over for internal photographs/...

