



#### 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/...

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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Retail Area



Store (shared or separate entrance)



Dispensary



Kitchen/Staff Area



Warehouse