



FOR SALE

# **REDEVELOPMENT OPPORTUNITY**

12 Market Street Peel

<del>OIRO £100,000</del> exclusive

### **REDUCED PRICE OIRO £80,000 exclusive**

Planning Permission Given To Convert Into 3 Self Contained Apartments (Planning Application No: 16/01100/B)

#### DESCRIPTION

An excellent redevelopment opportunity to purchase an existing three bedroom residential property with a former retail unit to the ground floor in the centre of Peel, a short walk from Market Square, Douglas Street car park and Michael Street. Planning Permission has been approved (Application No: 16/01100/B) to convert the property into 3 self contained apartments.

#### ACCOMMODATION

Entrance into hallway; door into former retail unit and stairs up to the residential unit.

**Ground Floor** – comprises former retail unit with rear storage in the outlet and a WC. Stairs up from the shared street entrance into;

Half landing bathroom, fitted peach suite, part tiled.

**First Floor** – comprises lounge, separate kitchen, valiant gas combination, wall mounted gas combination boiler.

**Second Floor** – comprises three separate bedrooms.

#### SERVICES

All mains services are installed.

#### LEGAL FEES

Each party to pay their own legal fees.

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 DipArb FRICS Mark N Grace BSc MRICS Tim Groves BA (Hons) MRICS CPEA Andrew K Wallis





## VIEWING

Strictly by appointment through **Black Grace Cowley Limited**.

# Planning Application No: 16/01100/B

