

FOR SALE

RESIDENTIAL INVESTMENT OPPORTUNITY – FULLY LET - £499,950

ANNUAL RENTAL INCOME - £39,780 - INVESTMENT RETURN = 7.9% YIELD



FORRESTER HOUSE

THE PROMENADE, PORT ST MARY, IM9 5DB



DESCRIPTION

An opportunity to purchase this fully let block of flats located in a stunning coastal position on Port St Mary Promenade, within easy walking distance of the local shops and eateries, bus routes and the local primary school. Most of the Tenant are long-standing tenants. The flats are separately metered and have GFCH (with the exception of Flat 1 which is oil). There is a laundry room where electricity is available via a token system.

Forrester House comprises six flats over lower ground, ground, first and second floors. There are three rear flats and three to the front enjoying uninterrupted views over Chapel Bay.

LOCATION

Travelling into Port St Mary from Castletown/Douglas, turn left onto Port St Mary Promenade and continue along where Forrester House can be found on the left-hand side, clearly identified by our For Sale board.

ACCOMMODATION

Lower Ground Floor (duplex) - Flat 1 – LET

Self-contained garden flat comprising Lounge, Kitchen, Storeroom, Shower Room with electric over bath shower. Stairs to Bedroom 1 to the front and Bedroom 2 to the rear. Private outside patio area at the front.

Ground Floor - Flat 2 – LET

Rear flat comprising Lounge, Kitchen, Bathroom with over bath shower and Bedroom.

Over/...

Stairs leading to:

First Floor - Flat 3 - LET

Rear flat comprising Lounge, Kitchen Bedroom and Bathroom

Stairs to; Laundry Room with Washing Machine and Dryer – both token operated

First Floor - Flat 4 – LET

Front flat comprising open plan Lounge and Kitchen, Bedroom

Stairs leading to:

Second Floor – Flat 5 – LET

Rear flat comprising Lounge, Kitchen, Bedroom and Bathroom with over bath shower

Second Floor – Flat 6 – LET

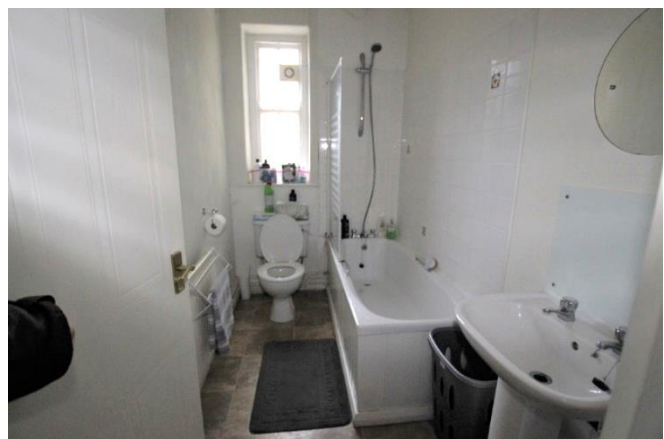
Front facing flat comprising Lounge, Kitchen, Bathroom with over bath shower with Attic

SERVICES

It is understood mains services are connected to the building. Vaillant oil boiler in Flat 1 and gas in all others. We understand that each flat is separately metered.

VIEWING

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



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Black Grace Cowley Limited
Details of Black Grace Cowley can be viewed on our website blackgracecowley.com

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