

# FOR SALE

black  
grace  
cowley

COMMERCIAL

## Expressions of Interest are Invited to Purchase the Former Marine Hatchery, Derbyhaven



### DESCRIPTION

A unique opportunity to purchase this former Marine Hatchery located on the coastal front of Derbyhaven, with uninterrupted sea views. The unit extends to approximately 1,200 sqm (approx. 12,900 sq ft) and comprises of a reception area, various offices and lab rooms before opening up into the main warehouse. Although the unit is for sale, it sits on land of around 2.75 acres, owned by IOM Government, which is leased on 21 year term. We understand the current lease ends in September 2029. We understand the annual rental for the land is £9,408 + VAT per annum. The property has a 3 phase electric supply (200Kva). A purchase of the unit would also require a Lease Assignment of the Land. The current Use is '**A Marine Hatchery**'. Any interested parties would need to make their own enquiries with the Department of Planning with regards to a Change of Use.

### LOCATION

Travelling along Castletown Promenade, continue straight along into Derbyhaven bearing left at the end. The unit can be seen on your right-hand side just before Café 26.

### POSSESSION

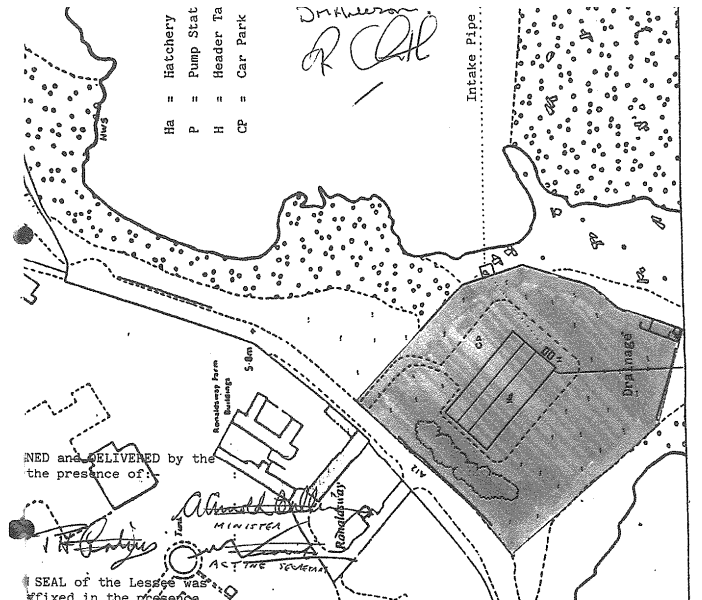
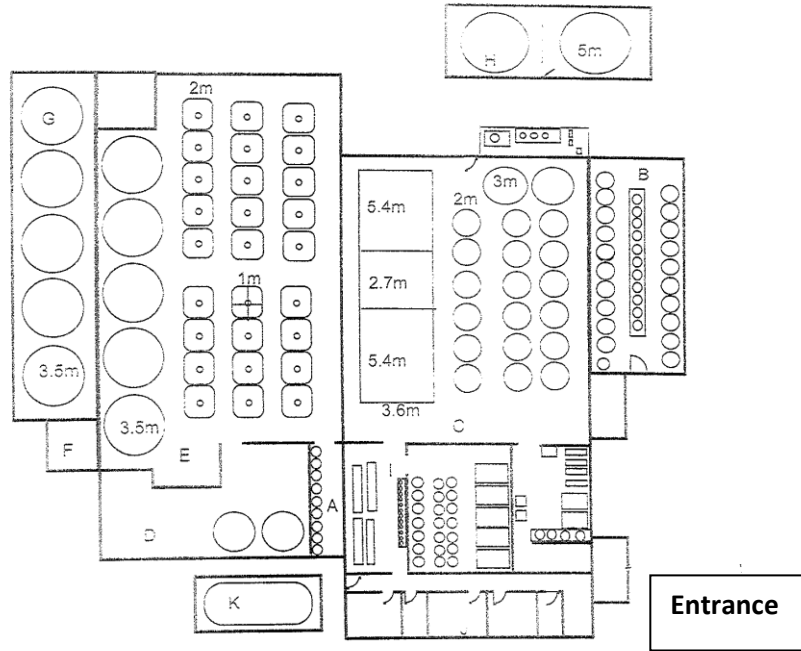
Vacant possession upon completion of all legal documentation.

### VIEWINGS

Strictly by appointment through Black Grace Cowley.

Over/...

Mannin Seafarms Limited - Marine Hatchery Layout



Plans Above Subject to Contract - Not to Scale



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Details of Black Grace Cowley can be viewed on our website [blackgracecowley.com](http://blackgracecowley.com)

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