

COMMERCIAL PROPERTY FOR SALE

4 FLATS & MANAGER'S ACCOMM. POTENTIAL FOR 5 FLATS

FREEHOLD - £300,000 Exclusive

42, VICTORIA ROAD, DOUGLAS, IM2 4HQ



- Town centre location with stunning rear views across Douglas Bay.
- Currently laid out as 4 flats with Manager's accommodation and communal space which could be converted to further flats – (STPP). Could also be reverted back to single dwelling (STPP).
- Approx. 100 sqm garden to rear.
- Refurbishment required.
- Vacant possession.

DESCRIPTION

A great opportunity to purchase an attractive period style property. It has last been used by a charity as flats with live-in manager's area and communal areas in the basement – which potentially could be converted to further flats. The upper floors comprise of 3 flats.

Alternatively, there is the potential for reversion back to a Residential dwelling subject to planning approval. Large rear garden with fabulous views across Douglas Bay.

LOCATION

Travelling towards Onchan along Douglas Promenade, turn left up Broadway, turning right onto Victoria Road at the traffic lights. Continue along where No.42 can be found on the right hand side just after the left turn to Princes Road.

ACCOMMODATION

BASEMENT FLOOR

- Stairs down to Large kitchen – 253 sq ft – can also be accessed directly from front via external steps down.
- Cloakroom – 40 sq ft
- Lounge with porch to rear garden – 160 sq ft
- Rear Bedroom – 95 sq ft
- Rear Toilet – 21 sq ft

GROUND FLOOR

Large entrance hall leading to:

Flat 1:

- Rear Bedroom – 130 sq ft
- Rear Lounge – 164 sq ft
- Rear Kitchen (with bathroom off) – 81 sq ft
- **(Separate from Flat):**
Front Lounge with Bathroom – 230 sq ft



FIRST FLOOR

Flat 2:

- Front Lounge – 124 sq ft
- Front Bedroom – 85 sq ft
- Front Bathroom
- Front Kitchen – 48 sq ft

Flat 3:

- Rear Kitchen – 72 sq ft
- Rear Lounge – 182 sq ft
- Rear Cupboard
- Rear Bedroom – 96 sq ft

SECOND FLOOR

Flat 4:

- Front Bedroom – 177 sq ft
- Small front Bedroom – 74 sq ft
- Separate Shower Room with sink/separate WC with sink
- Rear Kitchen/Lounge – 287 sq ft

ATTIC

- Open plan – approx. 523 sq ft

SERVICES

Mains services are installed.

TENURE

Vacant possession on completion of legal formalities.

LEGAL FEES

Each party to pay their own legal fees.

VIEWING

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





Basement



Ground Floor



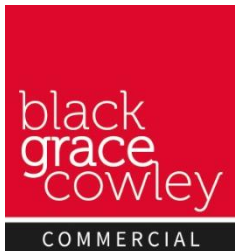
1st Floor



2nd Floor



Attic



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