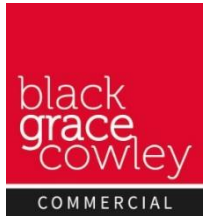


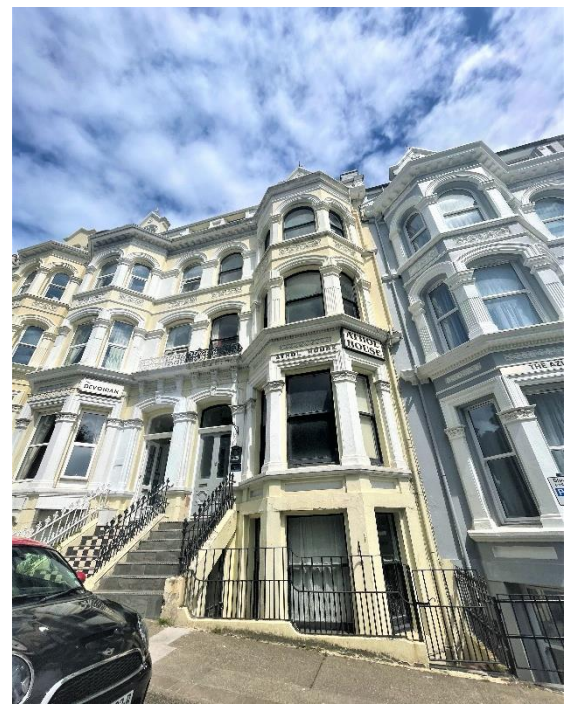
# FOR SALE

# FORMER GUESTHOUSE



**14 BEDROOMS – £375,000 exclusive**

## **Athol House, 3 Sherwood Terrace, Broadway, Douglas**



- Fantastic opportunity to acquire a former Guest House in Douglas, just off Central Promenade and directly opposite overlooking The Villa Marina.
- 14 bedrooms – all ensuite.
- Separate (self-contained) Manager's apartment on lower ground floor.
- Great potential to convert into apartments, (Subject to Planning Permission). Indicative plans have been drawn up for an apartment scheme (see over).
- Located within easy walking distance of both the financial and retail areas of the Town Centre.
- In need of new carpets and redecoration. Property to be 'Sold As Seen'.

Over/...

## DESCRIPTION

A fantastic opportunity to acquire a freehold former Guest House which is located within easy walking distance of both the financial and retail areas, Villa Marina Complex, Douglas Promenade and all local amenities. The property is arranged over six floors and comprises of 14 bedrooms, all of which benefit from modern en-suite facilities. The property is in need of refurbishment. Has great potential to convert into apartments, (STPP).

There is a separate owner's flat to the lower ground floor, with access from the main building and a separate access from Broadway.

## LOCATION

Travelling along Douglas Promenade from The Sea Terminal, turn left onto Broadway and Athol House can be found directly opposite the vehicle entrance to The Villa Marina.

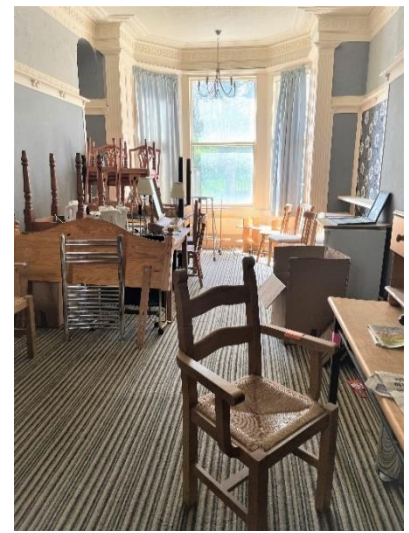
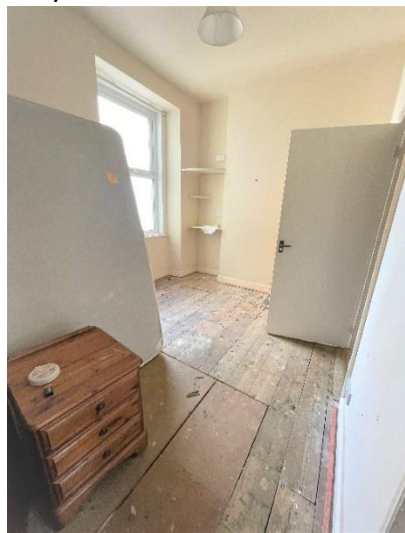
## ACCOMMODATION

### Ground Floor:

- Entrance Hallway
- Dining Room with large bay window
- Utility Room/office
- Kitchen
- Door to rear yard
- Stairs down to:

### Lower Ground Floor – Self contained Owner's accommodation:

- Lounge
- Kitchen
- Bedroom with en-suite bathroom
- Self contained access from Broadway



### First Floor:

- 3 x Bedrooms all with en-suites.
- Guest Lounge
- Laundry Room
- Separate WC
- Storage cupboard

### Second Floor:

- 4 x Bedrooms all with en-suites.

### Third Floor:

- 4 x Bedrooms all with en-suites.
- Storage cupboard off landing.

### Fourth Floor:

- 2 x Bedrooms with en-suites.
- Attic storage area.

## SERVICES

Mains services are installed. There is a fire precautions system in the property.

## TENURE

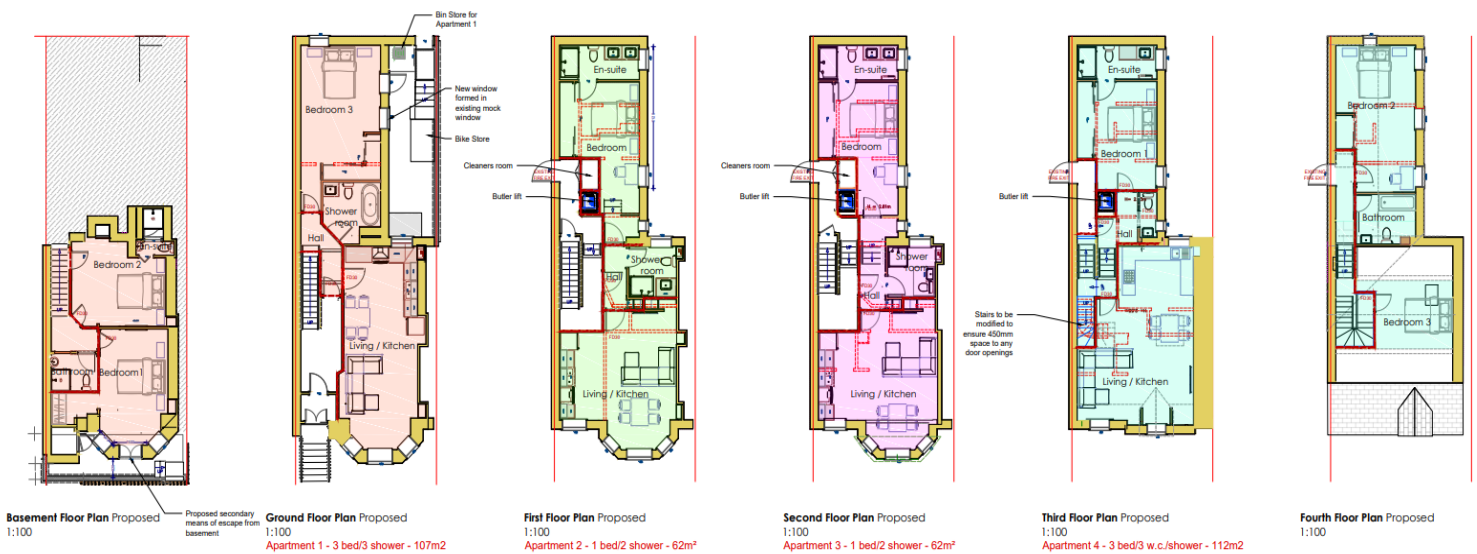
Vacant possession on completion of legal formalities.

## LEGAL FEES

Each party to pay their own legal fees.

## VIEWING

Strictly by appointment through the Sole Agents **Black Grace Cowley**.



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

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