

# FOR SALE – FULLY LET & FULLY COMPLIANT HMO £719,950

Marathon House, 2 Drury Terrace, Douglas – House in Multiple Occupation



- Rare opportunity to purchase this immaculate HMO which has recently obtained all certification required to run as a fully compliant HMO to current Regulations.
- 12 rooms with a maximum occupancy level of 21 tenants. The whole property is currently accessed via Ambiance digital card access system which is controlled by the Management, although a new owner would need to take out an account with Dormakaba – the supplier.
- Mainly en-suite with a mix of single and double rooms.
- Vacant room on the 5<sup>th</sup> floor which could be used as an office.
- Communal lounge, kitchen, bathrooms, laundry room (separate washing machines/dryers) charged via a digital coin meter.
- New Worcester Combi boiler, new megaflo water tank.
- Current Gross Income – approximately £70k pa.
- Fabulous location just minutes' walk from Douglas Promenade and within easy walking distance of shops, convenience stores & takeaways.

Over/...

## DESCRIPTION

This modernised HMO offers light, clean, newly decorated rooms with new and modern communal kitchen and bathrooms. Currently the letting rooms are arranged over 4 storeys. The washing machines, dryers, boiler and megaflo are also less than 1 year old. The building has its Certificate of Registration (dated February 22), it's Fire Certificate (dated December 21) and Certificate of Lawful Use (20/00646/LAW).

## LOCATION

Travelling along Douglas Promenade, pass the Gaiety/Villa Marina Complex and turn left at the roundel onto Broadway. Continue through the traffic lights past Clifton Terrace onto the next block which is Drury Terrace. The property is named, and on your left hand side.

## SERVICES

Mains services are installed.

## TENURE

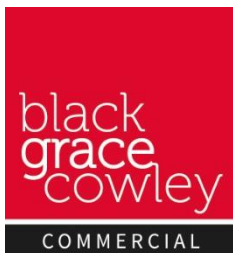
Possession subject to existing tenancies.

## LEGAL FEES

Each party to pay their own legal fees.

## VIEWING

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



**Sharon Gelling**  
Commercial Department  
**01624 645550**  
[sharon@blackgracecowley.com](mailto:sharon@blackgracecowley.com)  
**Ben Quayle**  
Commercial Department  
**01624 645550**  
[ben@blackgracecowley.com](mailto:ben@blackgracecowley.com)

### Black Grace Cowley Limited

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