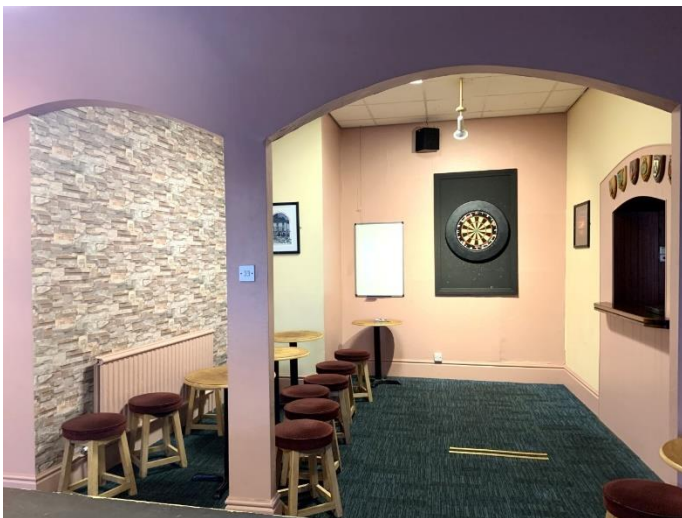


# FOR SALE



**FREEHOLD PROPERTY AVAILABLE AT £395,000 + VAT – Approximately 5,000 sq ft.**

## Manx Legion Club, 6, Douglas Street, Peel, IM5 1BA



- Opportunity to acquire a large freehold property in the heart of Peel.
- Central location, backing onto a large public car park.
- Established Manx Legion Club premises, on Ground and First Floors.
- Large basement area and second floor suitable for refurbishment.
- Viewing recommended to appreciate the size and potential at this property.

Over/...

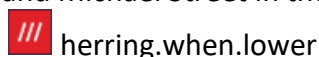
## DESCRIPTION

Arranged over four floors with potential for refurbishment on the top floor. This centrally located property is currently laid out as a club with pool, darts and snooker areas, and bar.

Viewing is recommended to appreciate the scale and potential for the building.

## LOCATION

The site is located at the junction of Douglas Street and Michael Street in the centre of Peel.



## ACCOMMODATION

### Basement

Large basement area with barrel slide from Douglas Street.

### Ground Floor

Club fully fitted out with bar, fixed booth seating and customer WC facilities.

### First Floor

Snooker room, club room currently providing pool table/darts, service kitchen and WCs.

### Second Floor

Currently used for storage - suitable for refurbishment and potential residential use (subject to consents).

## TENURE

The freehold interest is available with vacant possession upon completion.

## SERVICES

Mains services are installed to the site.

## LEGAL FEES

Each party to pay their own legal fees.

## VIEWING

Strictly by appointment through **Black Grace Cowley** on **01624 645550**.



**Sharon Gelling**

Commercial Department

**01624 645550**

[sharon@blackgracecowley.com](mailto:sharon@blackgracecowley.com)

**Andrew Wallis**

Commercial Department

**01624 645550**

[andrew@blackgracecowley.com](mailto:andrew@blackgracecowley.com)

### Black Grace Cowley Limited

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

This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by Black Grace Cowley as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions set out herein for the purpose of any particular transaction, and no responsibility or liability, whether in negligence or otherwise, is accepted by Black Grace Cowley or by any of its directors, officers, employees, agents or representatives for any direct, indirect or consequential loss or damage which may result from any such reliance or other use thereof. All rights reserved. No part of this publication may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution