

# FOR SALE



**LARGE (+ 6,000 sq ft) WAREHOUSE IN EXCELLENT LOCATION – £447,500 - NO VAT**

## Warehouse - Mill Road - Peel



- Commercial unit in a central Peel location adjacent to the Isle of Man Food Park & Peel Marina.
- Substantial building with good quality mezzanine, kitchen, and WCs.
- Large external apron with car parking and access for loading.
- Potential to split into separate units. Currently warehousing.
- Opportunity for a variety of different uses (subject to usual consents).
- Close to popular thriving pubs and restaurants that Peel has to offer.

Over/...

## DESCRIPTION

Rare opportunity to buy a freehold industrial/commercial unit at the entrance of the Peel Food Park and directly opposite the boat park and House of Manannan.

A substantial unit with potential for a variety of uses - currently used for warehousing. (The small single storey shop is not part of the property).

Possibility to create two separate units subject to planning consent. The property also has parking and loading immediately adjacent.

## LOCATION

Travelling alongside the quay in the direction of Peel Castle the property is found immediately on the left hand side after the House of Manannan and before the entrance to the Isle of Man Food Park.

## ACCOMMODATION

Ground Floor: Approx - 3,510 sq ft - 326 sqm.

WC block: Approx - 231 sq ft - 21 sqm.

First Floor: Approx - 2,620 sq ft - 243 sqm.

Adjacent Car Parking and Loading Areas.

## SERVICES

Mains services are installed.

## TENURE

Freehold. 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** on **01624 645550**.



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### Black Grace Cowley Limited

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

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