

REDUCED

FOR SALE – Ground Floor Takeaway with 4 Bed Apartment Above

REFURBISHMENT / MODERNISATION OPPORTUNITY – OIRO £225,000 (NO VAT)

3 Arbory Street, Castletown, Isle of Man, IM9 1LH



- Former Popular Takeaway with 4 Bed Apartment Above in the Heart of the Historic Capital.
- Potential to Split the Apartment and Rent in Isolation to the Ground Floor Takeaway.
- In need of refurbishment / modernisation with plenty of potential.
- Full Equipped Commercial Kitchen.
- All Mains Services Connected Including Gas, Electric and Water.
- Alternative Uses Subject to Planning Permission.

DESCRIPTION

Mid Terrace Property of traditional masonry construction with a pitched slate roof. There is a felt roof over the commercial kitchen to the rear with a stone boundary wall. The ground floor is a double fronted retail unit, one of which is currently boarded up and used for storage, whilst the other was a formerly popular takeaway.

LOCATION

Located in the heart of the historical capital of Castletown, this double fronted property is located next door to The Union Pub on the southern side of Arbory Street, just off Market Square, neighbouring JAC Stores.

ACCOMMODATION

Apartment: 770 sq. ft

Takeaway / Commercial Kitchen: 867 sq. ft

Total: 1,637 sq. ft



SERVICES

Mains water, electricity, gas and drainage are connected to the premises.

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**.





Sharon Gelling
Commercial Department
01624 645550 (option 3)
sharon@blackgracecowley.com
Ben Quayle
Commercial Department
01624 645550 (option 3)
ben@blackgracecowley.com

Black Grace Cowley Limited

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