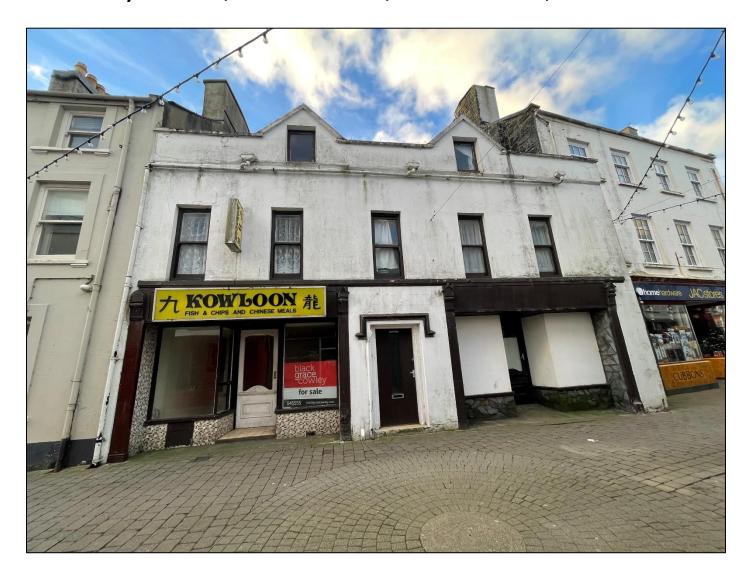
# **REDUCED**



**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.** 



















**Commercial Department** 01624 645550 (option 3) sharon@blackgracecowley.com Ben Quayle **Commercial Department** 01624 645550 (option 3)

#### **Black Grace Cowley Limited**

Details of Black Grace Cowley can be viewed on our website blackgracecowley.com

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