

# FOR SALE (Reduced) £369,000

black  
grace  
cowley  
COMMERCIAL

MIXED COMMERCIAL AND RESIDENTIAL PROPERTY – FREEHOLD AVAILABLE.

## UNION MILLS POST OFFICE

Approx 2,368 sq ft over 2 floors



- Substantial village centre retail unit with a three-bedroom apartment above.
- Adjacent to public car park. Two private car spaces and two single garages on site.
- Prominent village location on main arterial route and TT course.
- Suitable for alternative uses subject to planning permission.

Over/...



## DESCRIPTION

Substantial property in the centre of Union Mills currently trading as a SPAR store with separate three-bedroom residential accommodation above.

## ACCOMODATION

**GROUND FLOOR**      Approx 128sqm/1,378sqft

Retail Area  
Kitchen/Preparation areas  
Office and staff WC's.

**FIRST FLOOR**      Approx 92sqm/990sqft

External Stairway  
Entrance Hall  
Three bedrooms (1 ensuite)  
Lounge  
Kitchen  
Shower room

## LOCATION

The property is located prominently alongside the A1 (Douglas to Peel) Main Road.

There is an immediately adjacent local authority Public Car Park.

The property sits adjacent to residential property and a Methodist Chapel and opposite a former petrol filling station and Union Mills Industrial Estate. In close proximity to Nobles hospital and within an easy commute to Douglas.

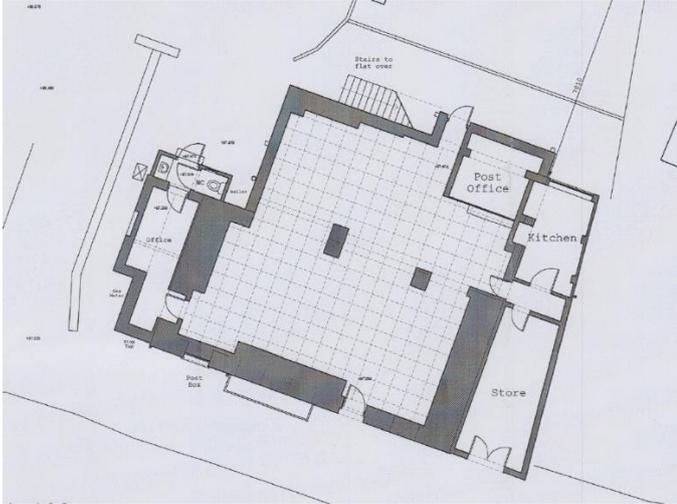
## PRICE

We are instructed to seek offers in the region of £369,000 for the freehold interest.

## VAT

The property has not been elected for VAT.

## Ground Floor (Indicative Only)



## EXTERNALLY

The apartment has a low maintenance fenced rear garden area.

The site provides for two car parking spaces.

There are two single garages located at the rear of the property.

Parts of the property are in need of some upgrading and maintenance.

## SERVICES

We understand that all main services are connected.

## TENURE

Vacant possession on completion of legal formalities.

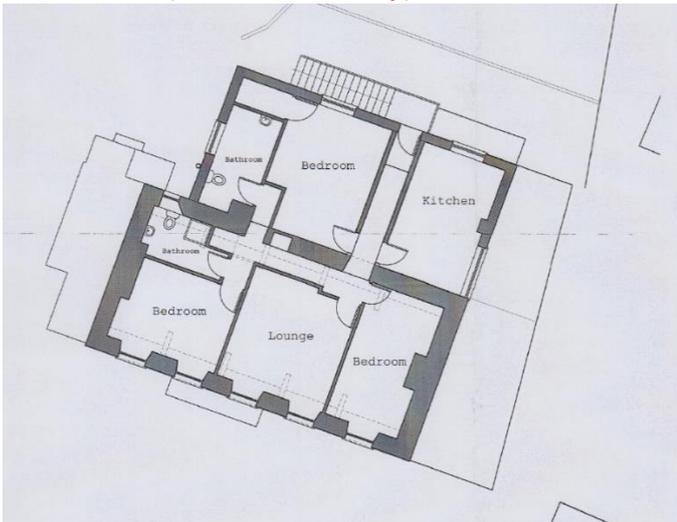
## LEGAL FEES

Each party to pay their own legal fees.

## VIEWING

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

## First Floor (Indicative Only)



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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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