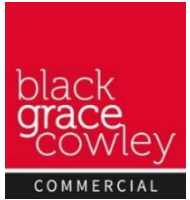


FOR SALE

Newly Refurbished Retail Shop with 2 / 3 Bedroom Apartment



Retail Shop: 1,195 sq. ft / 111 sq. m

2 / 3 Bed Apartment: 1,095 sq. ft / 102 sq m

OIRO £400,000 + VAT

26 and 26a Parliament Street, Ramsey, IM8 1AW



- Newly renovated shop and two / three double bedroom maisonette.
- Double fronted shop windows.
- Main retail space, with cloakroom, w/c and 2 basement storage rooms.
- Situated on the main high street in Ramsey.
- Spacious 2 double bedroom apartment with its own private access.

Over/..

DESCRIPTION

This is an excellent opportunity to acquire a mixed-use property in a prime high street location in Ramsey. The property presents a strong investment or owner occupier prospect, offering flexibility for a variety of uses. It features a large and impressive shopfront window.

The retail premises have been recently refurbished to a high standard and include a spacious, bright area, along with a rear room, w/c, and two basement rooms.

On the first floor, there is a bright and spacious duplex flat, benefiting from its own private entrance, accessed via an external staircase at the side of the property. The first floor comprises a private entrance hall, a living room and a modern dining kitchen.

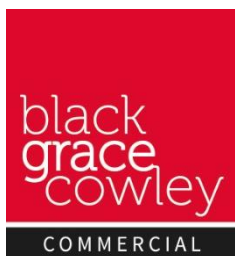
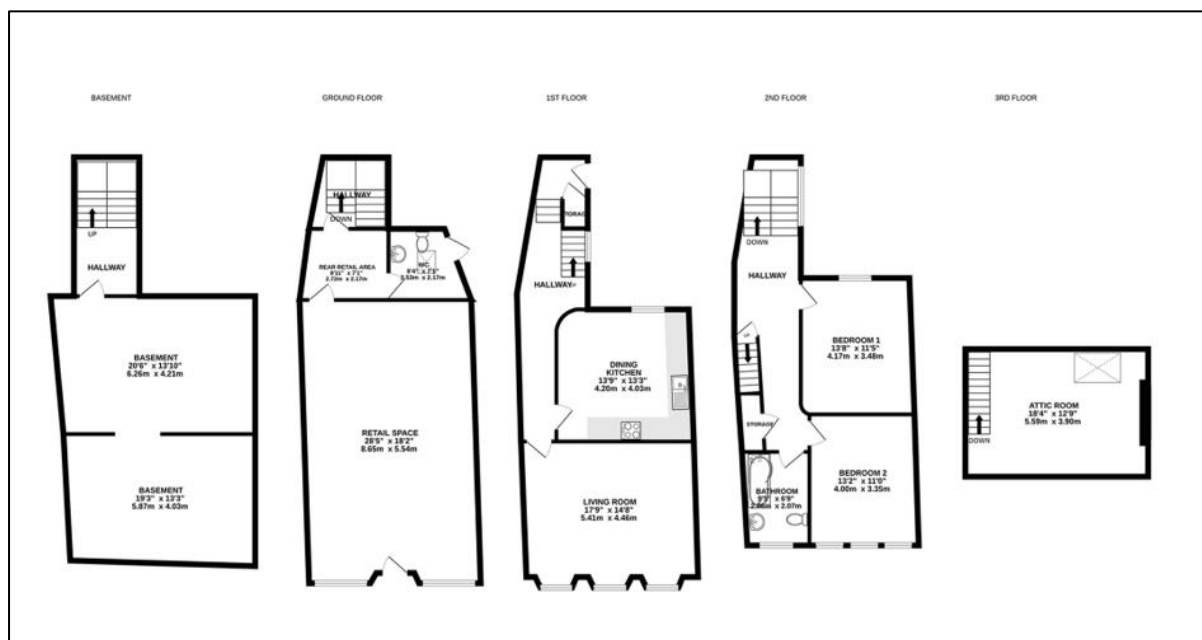
The second floor offers additional accommodation with views towards the harbour, along with a modern bathroom. The third-floor attic/hobblers room is accessible via a concealed staircase from the second-floor landing.

POSSESSION

Vacant possession upon completion of all legal formalities.

VIEWING

Further details and viewing arrangements strictly by appointment through the Agents, **Black Grace Cowley**.



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