

Retail  
Development  
Industrial  
Investment  
Office



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## FOR SALE FULLY LICENSED HMO

110 Castlemona Avenue, Douglas  
Isle of Man, IM2 4EF  
Asking price: £495,000



- Prime central location
- Fully licensed HMO
- Strong investment returns
- Fully tenanted achieving £44,200 per annum

### Description

Set in the very heart of Douglas, this fully licensed eight bedroom HMO with owners' accommodation boasts an unbeatable location just a short walk from the Central Promenade, the town centre, and a wide range of local amenities. Its prime position makes it a rare and exceptional opportunity for investors seeking strong returns and long term growth.

The property is fully compliant with HMO regulations and currently produces an impressive annual income of £44,200, delivering a gross yield of 8.92%. All rooms are fully tenanted, ensuring immediate cash flow. With the current owners selling due to retirement, this is a unique chance to acquire a well-established and well-maintained investment property.

Accommodation is arranged over four floors, including owners' quarters on the lower ground level with two ensuite bedrooms, a kitchen, lounge, and utility space. The upper floors feature a combination of ensuite and shared bathroom bedrooms, along with communal kitchens and utility areas. The roof was replaced seven years ago, and the property benefits from oil heating and a small yard accessed from the lower ground floor. Tenants are on weekly leases, with rents ranging from £90 per week for single rooms, £95 for doubles with shared bathrooms, and £120 for ensuite rooms.

This is a rare opportunity to secure a high-yielding, centrally located investment property in Douglas. With strong rental demand and potential for further improvement, 110 Castlemona Avenue offers both immediate income and excellent prospects for future growth.

## Location

From the Sea Terminal, head towards the Villa Marina and continue straight through the traffic lights. Take the next left onto Castlemona Avenue, where number 110 can be found on the right-hand side near the end of the road.

## Services

Mains water, oil, electricity, and drainage are connected.

## Possession

Tenants to remain in situ on completion of all legal formalities.

## Viewing

Strictly by prior appointment through the Agents, Chrystals Commercial.





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