

Retail  
Development  
Industrial  
Investment  
Office



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## FOR SALE FULL LICENCED HMO

Beach Lodge, Central Promenade,  
Douglas, Isle of Man, IM2 4LN  
Asking price: £1,250,000



- Situated on Central Promenade
- 15 bedrooms
- Each bedroom furnished with a bed and mattress, wardrobe, table, and chair
- Fully licenced HMO
- Bike Store
- One bedroom flat at the rear

### Description

An outstanding opportunity to acquire the freehold interest of this substantial and fully licensed 15-bedroom HMO property, prominently situated on Douglas Promenade. Offering uninterrupted sea views and just a short walk from the City Centre, this is a rare chance to secure a high quality, income generating asset in a prime coastal location.

The property has recently undergone a comprehensive refurbishment, presenting in excellent condition throughout. Designed to provide both comfort and functionality, it

features two large, fully equipped communal kitchens, a welcoming communal lounge, and a spacious utility room with WC. Residents also benefit from access to a generous outdoor terrace, ideal for socialising and enjoying the coastal setting.

Thirteen of the fifteen bedrooms benefit from private ensuite facilities, while the remaining two are serviced by modern shared bathrooms. Each room is fully furnished to a high standard and includes a bed and mattress, wardrobe, table, and chair—all included as part of the tenancy. A secure onsite bike store is also onsite.

Included in the freehold is a self contained one-bedroom flat located at the rear of the property. This unit comprises an open-plan lounge/kitchen, one bedroom with an ensuite shower room, and offers strong rental potential. However, it currently requires works to comply with fire regulations before it can be let. Once compliant, it is expected to achieve approximately £750 per calendar month.

The lower ground floor features a separate retail unit, currently in need of refurbishment. It comprises a retail area and two WCs, with services requiring reconnection. This space presents an additional income opportunity, whether refurbished for commercial use or reconfigured for alternative purposes (subject to the necessary consents).

This sale represents a rare opportunity to purchase a freehold seafront investment with multiple income streams, immediate rental appeal, and long-term growth potential. Ideal for investors seeking a turnkey HMO asset with added value in both residential and commercial elements.

## Location

Beach Lodge is located immediately adjacent to the Empress Hotel on Central Promenade, a short walking distance to Douglas town centre, financial district and all amenities.

## Possession

Vacant on possession.

## Viewing

Strictly by prior appointment through the Agents, Chrystals Commercial.





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