

Retail
Development
Industrial
Investment
Office



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FOR SALE

EXCELLENT REDEVELOPMENT OPPORTUNITY

8 Derby Square, Douglas

Isle of Man, IM1 3LS

Asking price: £795,000



- Close to the town centre and enjoys superb rear views over Douglas Bay
- Property is in need of some modernisation and renovation
- 3 reception rooms, 4 bedrooms, 2 bathrooms with one en-suite, kitchen, utility, conservatory, 2 garages and workshop
- Residential planning permission for the demolition of existing buildings and construction of four duplex apartments.

Description

An excellent opportunity to purchase an extended Victorian town home in a quiet highly sought after residential area in Derby Square. The property comprising of 3 reception rooms, 4 bedrooms, 2 bathrooms with one en-suite, kitchen, utility, conservatory and garage. In addition is a 1,200 sq ft warehouse and detached garage.

The property is in need of modernisation and renovation.

Residential planning permission for the demolition of existing buildings and construction of four duplex apartments. Further permissions may be available subject to planning.

Planning reference numbers:

17/01031/GB
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Viewing highly recommended.

Location

From the sea terminal travel along the promenade and take a left turning on to Broadway. Take the first left onto Derby Road then again into Derby Square where the property can be seen on your left hand side.

Accommodation

The property currently comprises;

Large 4 bedroom detached dwelling with 2 bathrooms, 3 reception rooms and kitchen. Primarily double glazed with oil fired central heating.

Large summer house with delightful mature garden to the front.

Garage/workshop - 1,200 sq ft over two floors.

Services

All mains services connected.

Possession

Vacant possession on completion of all legal formalities.

Viewing

Viewing strictly by appointment through the Agents, **Chrystals Commercial**.



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