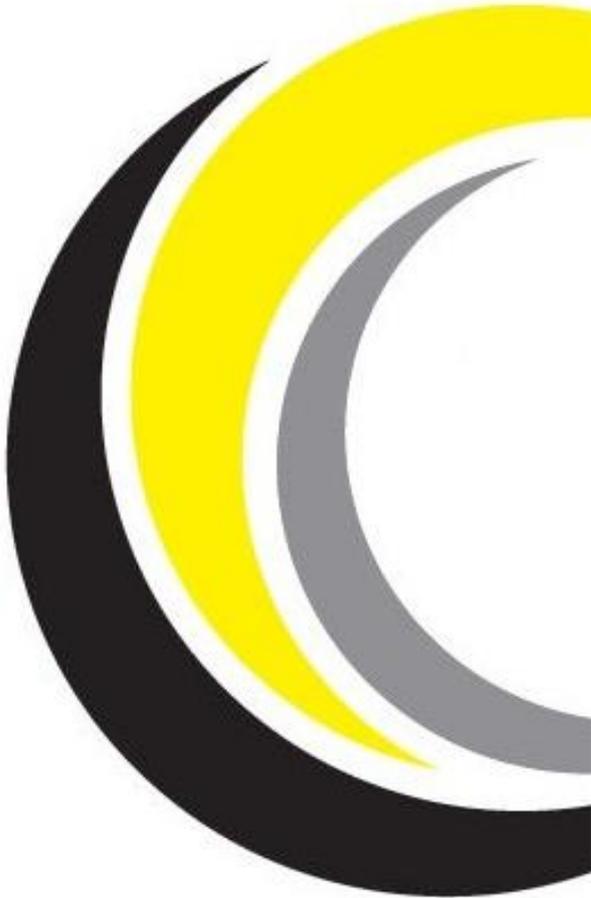


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# FOR SALE DEVELOPMENT OPPORTUNITY

11 Harris Terrace, Douglas,  
Isle of Man, IM1 3LZ  
Asking price: £550,000



- Situated within central Douglas
- Partially converted into three individual apartments
- Three onsite garages
- Major structural upgrades have already been completed
- Development opportunity

## Description

An exceptional opportunity awaits at 11 Harris Terrace in the heart of Douglas. This substantial property is currently undergoing conversion into three spacious apartments and offers incredible potential for investors or developers looking to complete a high-yielding project in a prime location.

Each apartment presents a blank canvas, with first and second fixings still required — allowing the new owner full control over the finish and layout to suit their desired style or target market.

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On the ground floor, the apartment is designed to feature an open plan lounge and kitchen, two well-proportioned bedrooms, and a bathroom. Two sets of doors from the lounge will open directly onto a private rear yard, offering valuable outdoor space.

The first floor apartment follows a similar layout, with an open plan lounge and kitchen, two bedrooms, a compact utility or study, and a shower room with WC — ideal for professional tenants or smaller families.

The upper duplex apartment spans the second and third floors and is generously arranged to include three bedrooms — one with an ensuite — a family bathroom, and a spacious open plan living area, perfect for contemporary city living.

Major structural upgrades have already been completed, including new windows throughout and replacement of the subfloor and joists, ensuring a solid foundation for the finishing work.

Externally, the property benefits from a good-sized front yard and an excellent bonus — three onsite garages. Two of the garages are already fitted with plumbing for WCs, and all are connected to electricity. Above the garages, the vendor currently lets out parking spaces via Bucks Road access, generating between £90 and £125 per month per space, offering an immediate income stream.

This is a rare chance to complete a versatile development with strong rental potential in a sought-after central location. Whether you're looking to sell the apartments individually or retain them as part of a lucrative rental portfolio, 11 Harris Terrace offers flexibility, location, and long-term value.

## Location

Travelling up Prospect Hill and continue straight through the traffic lights onto Bucks Road. Take the third right onto Christian Road, then the second left onto Kingswood Grove. Turn immediately left into Harris Terrace, where No.

11 can be found at the end of the road on the right hand side.

## Possession

Vacant on possession.

## Viewing

Strictly by prior appointment through the Agents, Chrystals Commercial.





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