

Retail
Development
Industrial
Investment
Office



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Isle of Man, IM2 1SE

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FOR SALE REDEVELOPMENT OPPORTUNITY

1/1A/2, Marina Road, Douglas,
Isle of Man, IM1 2HE
Asking price: £295,000



- Permitted planning permission for the demolition and erection of retail/commercial unit and 5 apartments
- Planning permission number 21/01119/B
- Situated in a prime location
- Sitting tenants attracting a good yield of 9.15%

Description

An opportunity to purchase this site in a prime location with permitted planning permission for the demolition of the existing building and erection of a high quality mixed use building with commercial/retail on the ground floor and 5 apartments above.

The site is located at the corner of Marina Road and Senna Road, which is a northerly extension of Strand Street, the main retail centre of Douglas. The building is currently occupied by Faze 2 in Units 1 and 1A and Best Kebab in Unit 2.

The planning permission includes a basement and ground floor for the commercial/retail unit. The internal layout is not yet determined, with a view to offering a flexible plan – that can be adapted to suit an end user. The layout would be arranged to incorporate a kitchen & disabled WC facility should it become a café / restaurant. There would also be areas for food preparation and storage, again arranged for a particular end user if required. The frontage of the proposal is predominantly aluminium framed glazed wrapping around the corner of Marina Road and Senna Road maximizing the visibility for the business that would eventually occupy the unit.

The upper floors will comprise of 5 residential units over 3 floors. The building includes a lift to ensure accessibility for all. The permission is for 2 units on the first floor, 2 units on the second floor and a larger unit extending to the full width of the plot on the third (top) floor.

Location

The property is located at the North end of Douglas' main shopping street, near to the Tower House shopping centre and cafeteria.

Planning Information

Planning permission reference number: 21/01119/B.

Permission expires 29th March 2026.

Services

Mains water, electricity, drainage and gas are connected.

Tenancies

Sitting tenants attracting a good yield of 7.10%. Further information can be supplied on request.

Possession

On completion of legal formalities.

Legal Costs

Each party to pay their own legal costs.

Viewing

Strictly by prior appointment through the Agents, Chrystals Commercial.

