

FOR SALE – Ground Floor Takeaway with 4 Bed Apartment Above

REFURBISHMENT / MODERNISATION OPPORTUNITY – OIRO £249,000 (NO VAT)

3 Arbory Street, Castletown, Isle of Man, IM9 1LH



- Former Popular Takeaway with 4 Bed Apartment Above in the Heart of the Historic Capital.
- Potential to Split the Apartment and Rent in Isolation to the Ground Floor Takeaway.
- In need of refurbishment / modernisation with plenty of potential.
- Full Equipped Commercial Kitchen.
- All Mains Services Connected Including Gas, Electric and Water.
- Alternative Uses Subject to Planning Permission.

DESCRIPTION

Mid Terrace Property of traditional masonry construction with a pitched slate roof. There is a felt roof over the commercial kitchen to the rear with a stone boundary wall. The ground floor is a double fronted retail unit, one of which is currently boarded up and used for storage, whilst the other was a formerly popular takeaway.

LOCATION

Located in the heart of the historical capital of Castletown, this double fronted property is located next door to The Union Pub on the southern side of Arbory Street, just off Market Square, neighbouring JAC Stores.

ACCOMMODATION

Apartment: 770 sq. ft

Takeaway / Commercial Kitchen: 867 sq. ft

Total: 1,637 sq. ft

SERVICES

Mains water, electricity, gas and drainage are connected to the premises.

TENURE

Vacant possession on completion of legal formalities.

LEGAL FEES

Each party to pay their own legal fees.

VIEWING

Strictly by appointment through **Black Grace Cowley**.





Sharon Gelling
Commercial Department
01624 645550 (option 3)
sharon@blackgracecowley.com
Ben Quayle
Commercial Department
01624 645550 (option 3)
ben@blackgracecowley.com

Black Grace Cowley Limited

Details of Black Grace Cowley can be viewed on our website blackgracecowley.com

This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by Black Grace Cowley as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions set out herein for the purpose of any particular transaction, and no responsibility or liability, whether in negligence or otherwise, is accepted by Black Grace Cowley or by any of its directors, officers, employees, agents or representatives for any direct, indirect or consequential loss or damage which may result from any such reliance or other use thereof. All rights reserved. No part of this publication may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution.