



ASKING PRICE

£225,000

THE DETAILS



2



1



1



Dan's Den & Retail premises

1 Albany Lane, Douglas

£225,000

call in today or visit www.blackgracecowley.com for more details

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a: 51 Victoria Street, DOUGLAS, Isle of Man, IM1 2LD

Dan's Den & Retail Premises at 1 Albany Lane





PROPERTY DETAILS FOR

Dan's Den & Retail Premises at 1 Albany Lane

THE DESCRIPTION

- Two Bedroom End of Terrace Town House
- Modern Kitchen, Family Bathroom & Outdoor Utility
- Period Style Lounge
- Large Multi-Purpose Attic Room
- Private Courtyard
- Gas Central Heating and Double Glazing Throughout

In Addition:

- Corner Retail Unit in Sought After Location
- Fully Glazed Dual Aspect
- Wash Area and Storage

CASH BUYERS ONLY

THE PROPERTY

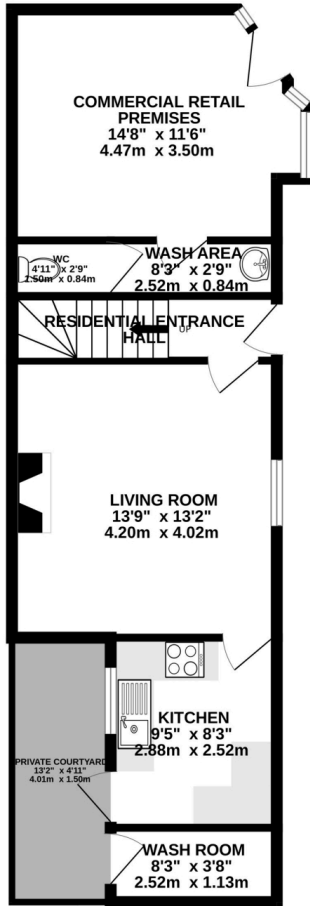
Currently achieving £11,400pa gross income.

Shop is vacant possession (previously achieving £6,000pa income).

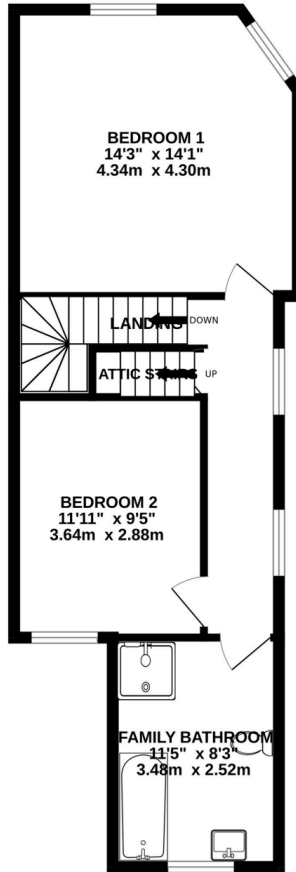
Potential 7.73% gross yield.

FLOORPLAN

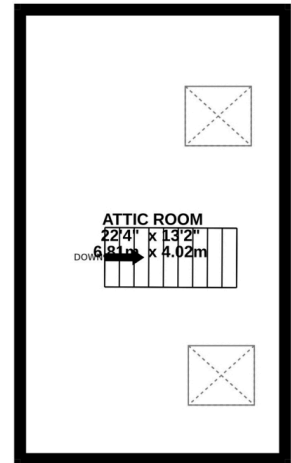
GROUND FLOOR
517 sq.ft. (48.1 sq.m.) approx.



1ST FLOOR
513 sq.ft. (47.7 sq.m.) approx.



2ND FLOOR
294 sq.ft. (27.3 sq.m.) approx.



TOTAL FLOOR AREA: 1325 sq.ft. (123.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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PROPERTY DETAILS FOR

Dan's Den & Retail Premises at 1 Albany Lane

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