



7 High Street, Port St. Mary, Isle of Man, IM9 5DP
Asking Price £399,950

- Prime High Street location in the heart of Port St Mary
- Development opportunity comprising three self-contained apartments
- Approximately 2,914 sq.ft of accommodation over three floors
- Second-floor one-bedroom apartment already completed
- First-floor two-bedroom apartment partially completed
- Approximately £111,000 of identified outstanding works
- Enclosed rear terrace, communal stairway and useful storage



7 High Street presents an excellent development opportunity in a prominent position in the heart of Port St Mary, offering approximately 2,914 sq.ft of accommodation arranged over three floors.

The property is part-completed and designed to provide three self-contained apartments with communal stairway, storage and an enclosed rear terrace. The second-floor one-bedroom apartment is finished, the first-floor two-bedroom apartment is partially completed, while the substantial ground-floor apartment, extending to approximately 1,188 sq.ft, requires the greatest level of work.

Estimates have been obtained for the principal outstanding works. Main building and finishing works are estimated at approximately £88,000, including £8,000 to complete the external render and £8,000 for frontage works. Approximately £21,000 is allowed for soundproofing, tanking, partitions, ceilings, joinery, plasterboarding and plastering to the ground-floor flat, with a further £7,000 for electrical works.

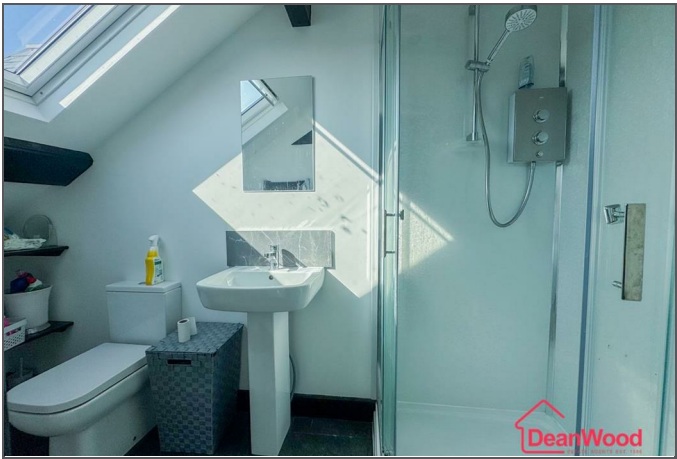
Approximately £18,000 is allowed for two kitchens including fitting, £5,800 for fire regulation works, £4,000 for a bathroom, £1,800 for a Juliet balcony, £2,800 for drainage/rear yard works and £10,000 for decoration and stair carpeting.

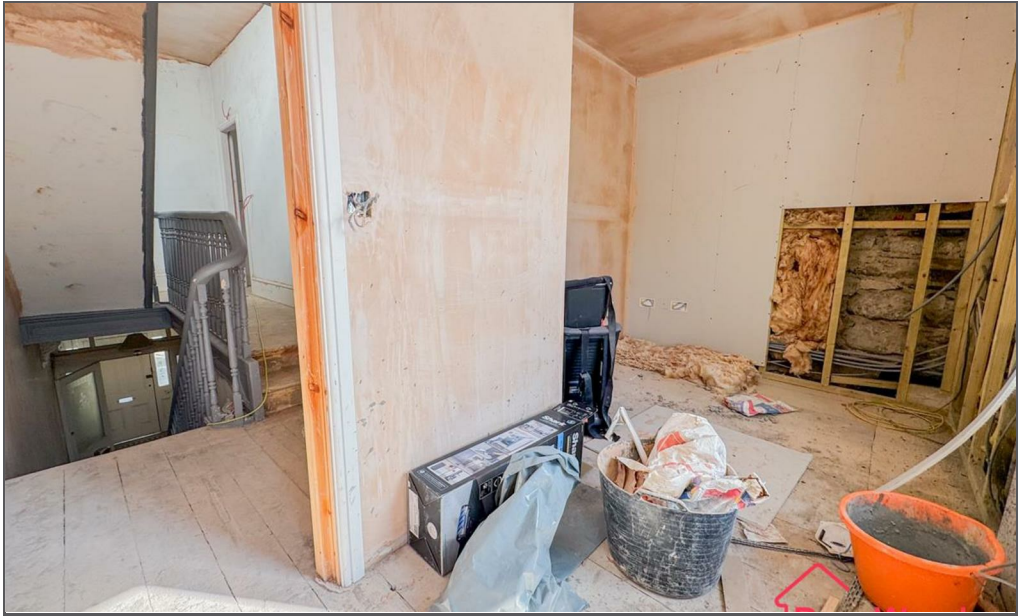
A separate plumbing and heating estimate is approximately £23,250 including VAT, bringing the identified outstanding works to approximately £111,000.

All figures are approximate, include provisional sums/exclusions and should not be treated as fixed quotations. Copies of estimates are available upon request.









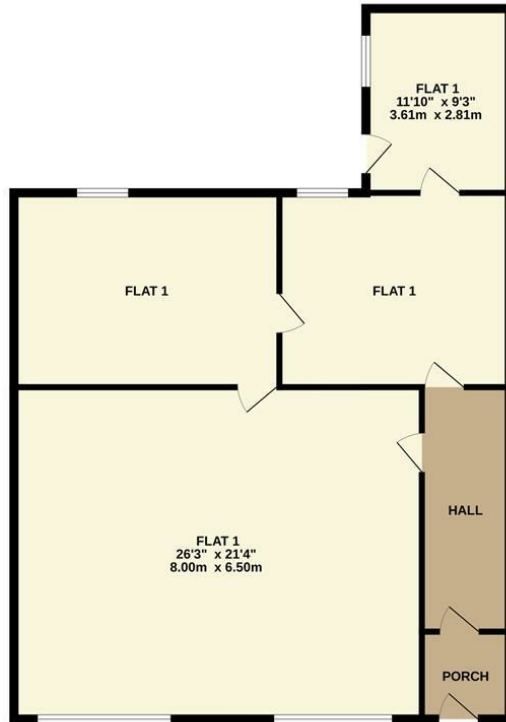




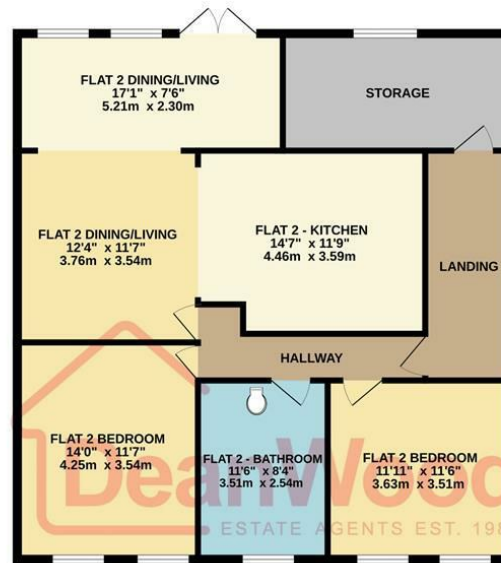
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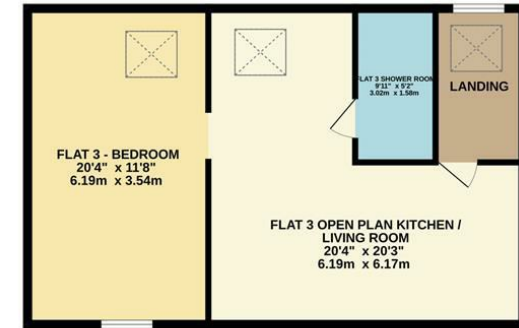
GROUND FLOOR
1188 sq.ft. (110.3 sq.m.) approx.



1ST FLOOR
1078 sq.ft. (100.2 sq.m.) approx.



2ND FLOOR
648 sq.ft. (60.2 sq.m.) approx.



TOTAL FLOOR AREA : 2914 sq.ft. (270.7 sq.m.) approx.

Not to scale-for identification purposes only
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