

Commercial Dept.
37 Victoria Street
Douglas
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IM1 2LF

Tel: 01624 611007
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DeanWood
Management
Limited

Ref: 1808



**FOR SALE
NO 29 DERBY ROAD
DOUGLAS
IM2 3ES**

- **FIVE CONVERTED FLATS**
- **REQUIRES MODERNISATION & UPGRADING**
- **RENTAL RETURN CIRCA £28,000 PA**
- **REGISTERED**
- **CENTRAL LOCATION**

PRICE: £325,000

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Directions

Travelling along Woodbourne Road to the Masonic Building junction turn right into Derby Road continue down and the property can be found on the right hand side with our FOR SALE board.

Description

The property was originally built circa 1900's and was converted into flats over 20 years ago and although earning in the region of £28,000 gross per annum with four flats present let the potential for the fifth let would enable the rental income to be increased to circa £35,000 gross per annum. The flats are all used as one bedroom.

The property is approx. 2800 sq. ft. externally with a frontage of 20' depth 82' area 1640 sq. ft. the property would benefit from overall upgrading and modernisation. Some of the Tenants we understand from the Vendor have been in occupancy for a number of years and all are on a roll over basis.

The property we understand from the Vendor is registered with the then Borough of Douglas surveyors department Ref LW/VH/B1088.001. original document dated 21/12/01.

Tenure

Freehold subject to present tenancies.

Services

Mains, water, sewage, gas and electricity are connected. There is a Fire Alarm system and smoke detectors in place with weekly recordings in the Inspection Book. Fire Extinguishers are present on floors and advisory notices displayed. Each flat is individually metered.

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