

Retail
Development
Industrial
Investment
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FOR SALE

INVESTMENT OPPORTUNITY

15 Station Road, Port Erin,
Isle of Man, IM9 6AE
Asking price: £585,000



- Prime Port Erin High Street location
- Freehold mixed-use investment opportunity
- Established retail tenant in situ
- Registered four bedroom tourist accommodation
- 3,599 sq ft over five floors

Description

A rare opportunity has arisen to purchase the freehold of 15 Station Road, which occupies a prominent and central position on Port Erin's main high street, directly opposite the Isle of Man Steam Railway station and within easy reach of the beach, local amenities and excellent transport links.

Arranged over five floors and extending to 3,599 sq ft, the property offers a rare mixed-use investment opportunity, currently combining an established retail tenant with registered tourist accommodation over the upper floors.

The property also benefits from installed solar panels and a

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heat store system, providing enhanced energy efficiency and the potential to reduce ongoing energy costs.

The ground floor is currently occupied by the Good Health Store, with the existing lease expiring in March 2028. The accommodation comprises a spacious retail area, kitchen/store and rear garage and storage area with roller door access. The basement provides additional storage space.

The upper floors are registered for tourist accommodation and are currently configured as a four bedroom holiday let. The accommodation includes two double bedrooms, a single bedroom and a twin bedroom, together with a living room, kitchen, utility room, family bathroom and separate shower room. The property is well suited to families and groups and benefits from free Wi-Fi, heating and electricity included, bed linen and towels, a dishwasher, washing machine and other facilities. There is also a small rear yard and bike storage.

The location is particularly attractive for visitors, being directly opposite the historic Steam Railway terminus and Railway Museum, with the beach, local amenities and bus services all within close proximity.

Location

Travelling along Station Road into Port Erin, the property is located on the main high street on the right hand side, next door to the Co-op.

Services

Mains water, electricity, gas, and drainage are connected.

Legal Fees

Each party to pay their own legal fees.

Viewing

Further details and viewing arrangements strictly by appointment through the Agents, Chrystals Estate Agents.





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