



FOR SALE

8 Douglas Street, Peel, Isle Of Man, IM5 1BA

£395,000

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THE PROPERTY

A superb investment opportunity nestled in the bustling heart of Peel's main high street. This standout property not only occupies a pivotal location but also offers a diverse portfolio with compelling growth potential and a robust return on investment.

Retail Units: Two prime shops, positioned for maximum visibility and foot traffic, ensuring a steady rental income.
Residential Appeal: Above the retail space, find two 2-bedroom apartments, designed for comfort and convenience.
Versatile Space: A unique addition is the two-storey workshop/store room located at the rear. Offering flexibility, it has significant potential for conversion into additional retail or office space, enhancing the property's overall value.

Investment Highlights
Individual units reflect an estimated market worth of £450,000.
Income Potential: With a potential annual rental income of £34,000, investors can anticipate a gross all risks yield (ARY) of 8.6%, signifying an attractive return on investment.
Prime Location: Situated on Peel's vibrant high street, this property benefits from high footfall from both locals and tourists, making it a desirable spot for businesses and residents alike.
Added Benefits: Includes parking for up to three vehicles, adding convenience for tenants and enhancing the property's appeal.

Strategic Investment for Growth
This property represents an opportunity for investors seeking to capitalise on Peel's dynamic market. Whether your strategy is long-term growth or generating immediate rental income. Its strategic location, combined with its diverse asset mix, not only secures a stable income stream but also offers potential for capital appreciation.

- Superb investment opportunity
- 2 x Retail units and 2 x Converted apartments
- Car parking at the rear for 3 cars
- Gross All Risks Yield (ARY) of 7.9%
- Prominent high street location
- Basement room
- Potential rental of £34,000 per annum
- 2 Storey rear workshop and store

