



9 Laureston Terrace, Douglas, Isle Of Man, IM2 5DH

£509,000

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## THE PROPERTY

A great opportunity to acquire a mixed use commercial property situated in a well established central location in the heart of Douglas. The property has 3 apartments and a retail unit when fully let producing £39,600 per annum reflecting a 7.80% investment yield. The property has been regularly maintained and presented in good order throughout. Each unit is separately metered and have individual gas fired boilers.

### Current rental breakdown

### Lower Ground Floor - 1 Bedroom flat - £725pcm

Ground Floor - Retail unit - £900pcm

First Floor - 2 Bedroom flat - £850pcm

Second Floor - 2 Bedroom flat - £825pcm

Total Rent £39,600 per annum.



- Superb investment opportunity
- The block has been regularly maintained
- Current rent of £37,200 per annum
- Units individually metered and separate gas fired boilers
- Central Douglas location
- 1 x Retail unit & 3 x Apartments
- 7.50% Gross investment yield

