Chapman
CHARTERED SURVEYORS

30 Athol Street
Douglas
Isle of Man, IM1 1JB

Phone 01624 623127
Email info@chapman.im
Web www.chapman.im

Development / Investment

FOR SALE

Previous consent in principle for 5 townhouses on part of the site

Waterloo Road, Ramsey

Location

A prime development opportunity and office property in Ramsey, one of the Island's most desirable coastal towns.

Situated on Waterloo Road, the site occupies a prominent position within easy reach of the town centre, harbour, and local amenities. Google Maps link here.

Accommodation

The properties for sale include:-

Lough House - A characterful listed vacant office building arranged over basement, ground and first floors, with a variety of private offices and meeting spaces. Parking is provided at the side of the property. Lough House may have potential for alternative uses, subject to consent.

Former filling station - A prominent former filling station site, currently leased as a car wash.

Showroom - A versatile former showroom premises providing open-plan accommodation, currently leased as a boxing gym.

Old Dairy - A distinctive former dairy building proving open plan accommodation, currently leased as a funeral directors.

Please contact us to obtain specific lease information.

Previous Planning Consent

Planning consent in principle was previously granted for a scheme of 5 townhouses on the former filling station, showroom and Old Dairy site. (LINK)

Accommodation

The properties provide the following approximate gross internal and net internal floor areas:

Lough House NIA	2,477 sq ft
Showroom GIA	992 sq ft
Former filling station GIA	164 sq ft
Old Dairy GIA	1,149 sq ft

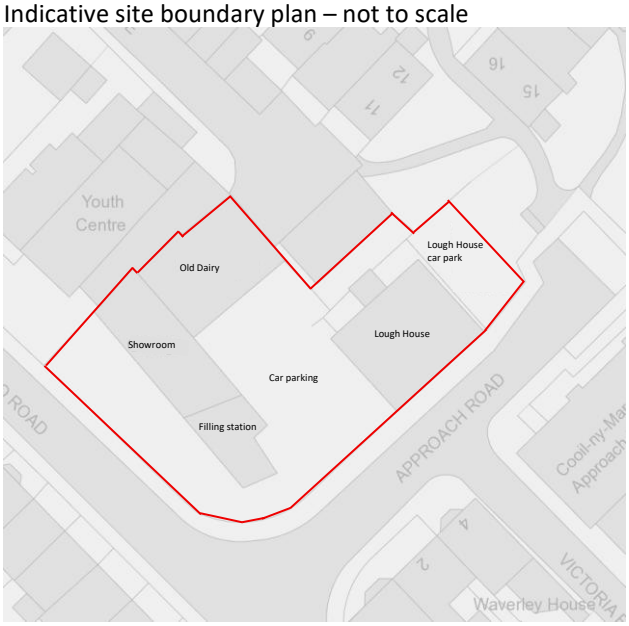
Sale price

The sale price for all of the properties is £875,000.

Viewing

By arrangement with Chapman and Co.

Indicative site boundary plan – not to scale



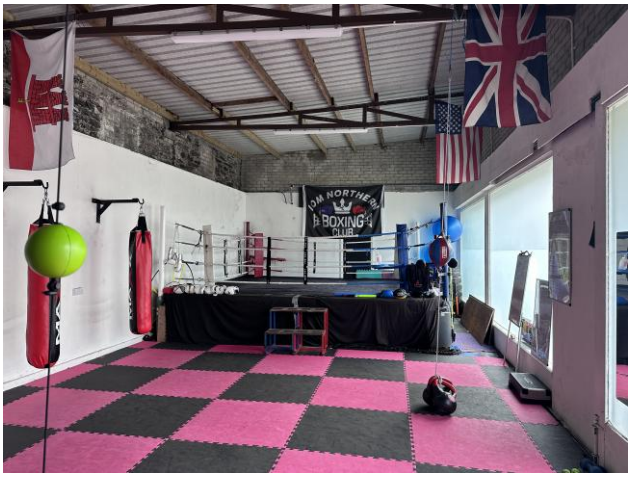
All premises are offered subject to contract and availability. These particulars are issued without responsibility on the part of the vendor or lessor and Chapman & Company Ltd and any of their respective employees or agents and serve only as an introductory guide to the premises. No part of them constitutes a term of contract or representation upon which any reliance can be placed. Any party with an actual or prospective interest in the premises must satisfy themselves as to any matter concerning the premises by inspection, independent advice or otherwise. Neither Chapman & Company Ltd, nor any of their employees or agents have any authority to make or give any representation or warranty as to the premises whether in these particulars or otherwise. Unless otherwise stated all prices and rates are quoted exclusive of value added tax (VAT). Any intending purchaser or lessee must satisfy themselves as to the incidence of VAT concerning any transaction.

Lough House / offices

All premises are offered subject to contract and availability. These particulars are issued without responsibility on the part of the vendor or lessor and Chapman & Company Ltd and any of their respective employees or agents and serve only as an introductory guide to the premises. No part of them constitutes a term of contract or representation upon which any reliance can be placed. Any party with an actual or prospective interest in the premises must satisfy themselves as to any matter concerning the premises by inspection, independent advice or otherwise. Neither Chapman & Company Ltd, nor any of their employees or agents have any authority to make or give any representation or warranty as to the premises whether in these particulars or otherwise. Unless otherwise stated all prices and rates are quoted exclusive of value added tax (VAT). Any intending purchaser or lessee must satisfy themselves as to the incidence of VAT concerning any transaction.

Former filling station / car wash

Showroom / boxing club



All premises are offered subject to contract and availability. These particulars are issued without responsibility on the part of the vendor or lessor and Chapman & Company Ltd and any of their respective employees or agents and serve only as an introductory guide to the premises. No part of them constitutes a term of contract or representation upon which any reliance can be placed. Any party with an actual or prospective interest in the premises must satisfy themselves as to any matter concerning the premises by inspection, independent advice or otherwise. Neither Chapman & Company Ltd, nor any of their employees or agents have any authority to make or give any representation or warranty as to the premises whether in these particulars or otherwise. Unless otherwise stated all prices and rates are quoted exclusive of value added tax (VAT). Any intending purchaser or lessee must satisfy themselves as to the incidence of VAT concerning any transaction.

Old Dairy / funeral directors

All premises are offered subject to contract and availability. These particulars are issued without responsibility on the part of the vendor or lessor and Chapman & Company Ltd and any of their respective employees or agents and serve only as an introductory guide to the premises. No part of them constitutes a term of contract or representation upon which any reliance can be placed. Any party with an actual or prospective interest in the premises must satisfy themselves as to any matter concerning the premises by inspection, independent advice or otherwise. Neither Chapman & Company Ltd, nor any of their employees or agents have any authority to make or give any representation or warranty as to the premises whether in these particulars or otherwise. Unless otherwise stated all prices and rates are quoted exclusive of value added tax (VAT). Any intending purchaser or lessee must satisfy themselves as to the incidence of VAT concerning any transaction.