



Tenure

Freehold.

Location

The Isle of Man is located in the Irish Sea between Great Britain and Ireland and has good communication and transport systems. There are direct air links to the major UK airports, Ireland, the Channel Islands and Europe. Douglas is the island's capital and business centre, as well as being the main population area of around 85,000 inhabitants. The banking, insurance and ship management sectors, together with Trust and corporate services providers, have been the mainstay of the Manx economy. However, emerging sectors such as e-gaming, information and communication technology, space commerce and clean technology are growing rapidly as the island increasingly diversifies its economy.

The property is situated on the north side of Church Road, opposite its junction with Market Street. Close by is Strand Street, the town's main retail thoroughfare (220m). The promenade, beach and sea front are also some 120m from the property. Occupiers close by include M&Co and The Sefton Hotel, amongst others.

Description

The properties, which are currently in a state of disrepair, are arranged on lower ground, ground and four upper floors to provide two former hotels. There is a small enclosed yard to the rear of the property.

Tenancy

The entire property is to be offered VACANT.

Local Authority Enforcement Action

Please note that the property is subject to ongoing enforcement action from Douglas Borough Council (relating to its structure and condition). Please see the legal pack for further information.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.alltop.co.uk

Energy Performance Certificate

Not applicable in Isle of Man.

Douglas

Wyndham & Pitcairn Hotels

1 & 2 Church Road

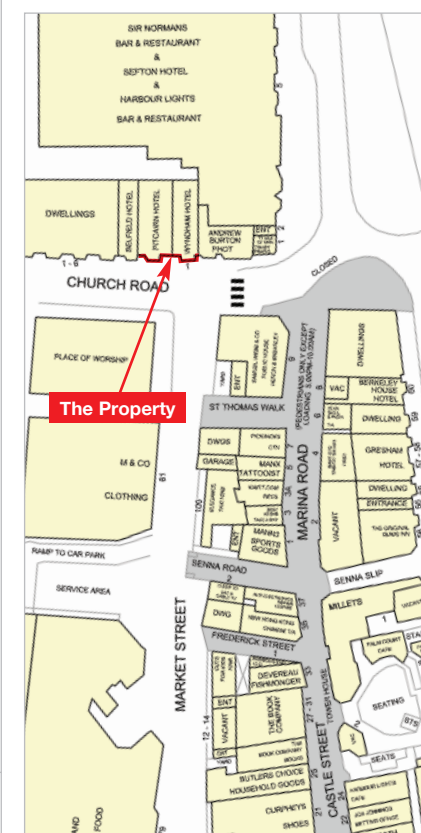
Isle of Man

IM1 2HQ

- **Freehold Vacant Hotels**
- Comprising two former hotels
- Potential redevelopment opportunity subject to the necessary consents
- Town centre location close to the beach
- No VAT applicable

Vacant

OFFERED WITHOUT RESERVE



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda
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