



**Hillcrest, Fairfield Terrace  
Douglas  
Asking Price £750,000**



**Superb Investment Opportunity Offering a High Yield Return  
Fully Licensed Terraced HMO (House in Multiple Occupation)**

The property is situated in the heart of Douglas and is presented in immaculate condition throughout. The business has been run as a successful HMO for over 20 years by the current owners who have long term occupiers and have always remained full without the need for advertisement.

**The Property Comprises:-**

**2 Communal Lounges**

**2 Lovely Fully Fitted Communal kitchens**

**Laundry Room**

**17 bedrooms (Which are currently all rented)**

**Most Bedrooms have access to En-suite Shower/Bath facilities, there is also a Shower room with 2 cubicles**

**Current Rental Income per week is £1797**

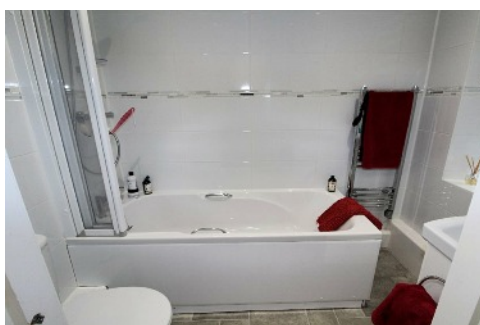
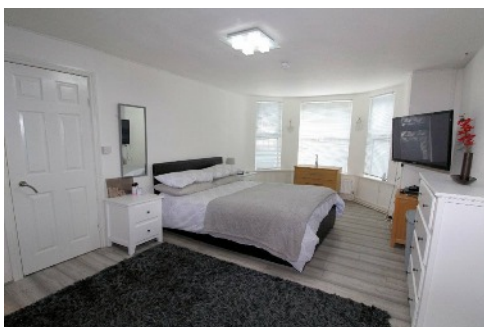
**The property also benefits from a large self contained flat that could provide an additional income or provide live in accommodation.**



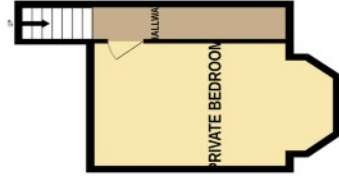
**Directions:** Travelling along Peel Road into Douglas keep left on to Belmont Terrace than continue through the first set of lights and then turn left at the next set on to Upper Church Street, continue up the road and take the 2nd turning on the right onto Tynwald Street where the property can be found at the end of the street on the left hand side opposite Bedco.

**Services** - All Mains Services Connected  
Rateable Value: TBC

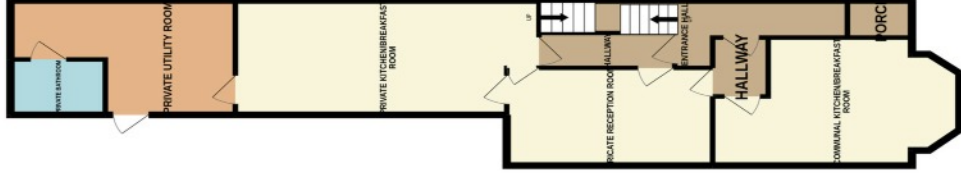
**Inclusions** TBC  
Rates Payable: TBC



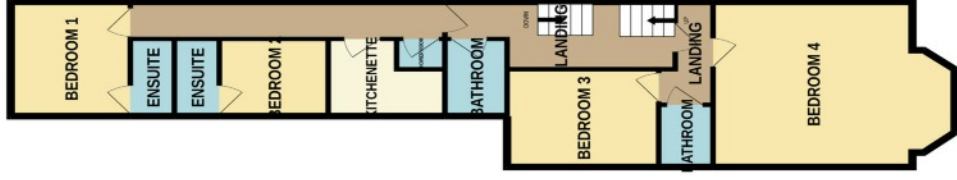
BASMENT  
244 sq.ft. (22.7 sq.m.) approx.



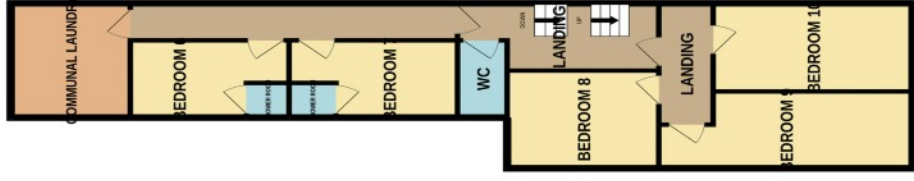
GROUND FLOOR  
789 sq.ft. (73.3 sq.m.) approx.



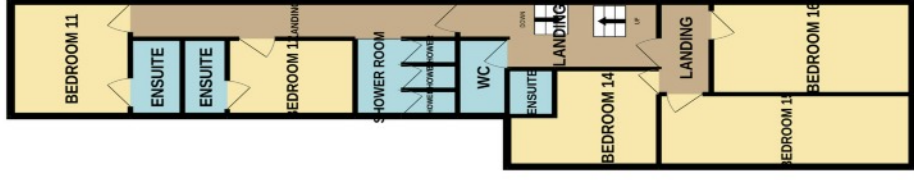
1ST FLOOR  
787 sq.ft. (73.3 sq.m.) approx.



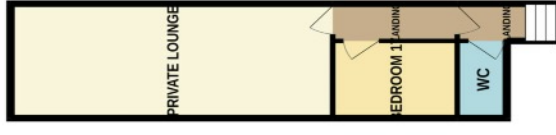
2ND FLOOR  
754 sq.ft. (70.3 sq.m.) approx.



3RD FLOOR  
754 sq.ft. (70.3 sq.m.) approx.



3RD FLOOR MEZZANINE LEVEL  
362 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA : 3710 sq.ft. (344.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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