



## 18 DERBY ROAD DOUGLAS, IM2 3ET

**£275,000  
FREEHOLD**

ATTENTION INVESTORS – An exciting high yield investment opportunity for a cash buyer. The property is in a popular central Douglas location comprising of 5 individual rooms and a large 2 bedroomed basement flat.



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- High Yielding Investment Property
- Popular Central Douglas Location
- 5 Individual Rooms
- 1 Two Bed Basement Apartment
- Income Potential Circa £3,120 pcm
- Yielding Gross 13.6%
- Cash Buyers Only
- No Onward Chain

### Summary

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### Features

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Popular Central Douglas Location  
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### Details

Exciting high yield investment opportunity for a cash buyer. The property is in a popular central Douglas location comprising of 5 individual rooms and a large 2 bedoomed basement flat.

Room 1 – Lounge area and bedroom. Rent £495 pcm  
Room 2 – Large single room. Rent £465 pcm  
Room 3 – Single room. Rent £425 pcm  
Room 4 – Large single room. Rent £445 pcm  
Room 5 – Large single room with private bathroom. Rent £495 pcm

Large Basement apartment. Open plan

kitchen/lounge. 2 bedrooms. Rent £795 pcm.

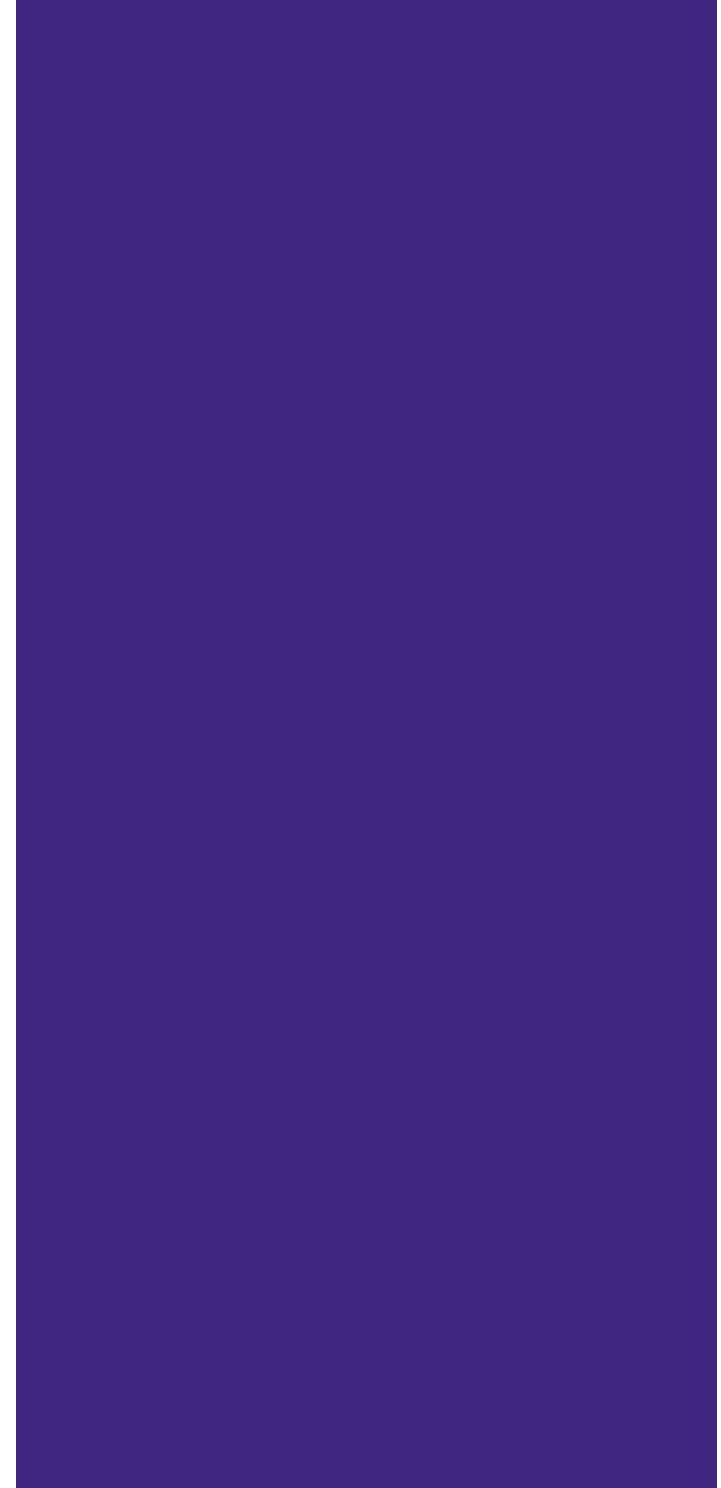
Total Income Potential £37,440 pa yielding gross 13.6%

### Directions

From the Sea Terminal travel north along Douglas Promenade to the second roundel at Villa Marina. Turn left into Broadway. Take the next left into Derby Road. Continue uphill where you will find Number 18 on the right side, identifiable by our 'Buy Me' board.

### Further Information

To make further enquiries, to make an appointment to view or to submit an offer to purchase this property, contact Bruce Cobburn on [bruce@plumproperties.im](mailto:bruce@plumproperties.im) or call 07624 202823.





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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements