



TO LET

**Rooms to rent on a month-to-month basis
Established Clinical and Therapy business**

**The Polyclinic
Winchester Court
Second Avenue
Onchan**

Rent: £500 per calendar month all-inclusive

DESCRIPTION

Attractive single storey commercial premises in the village of Onchan, a few minutes drive from the centre of Douglas. There are currently five rooms up to let on a month-to-month basis to any use which involves clinical work or therapy only. The rooms vary in size with the smallest being approximately 84 square foot and the largest is approximately 498 square foot, for full schedule of accommodation please see below.

The accommodation is being offered at £500 per calendar month which includes rent, service charge, heating, electricity, rates, insurance, cleaning, parking and VAT.

LOCATION

Travelling along Main Road in Onchan from Douglas, pass the Manx Arms and go straight ahead at the traffic lights. Take the third turning on your left onto School Road and then the second left onto Second Avenue. The property can be found on your right hand side clearly marked with our To Let board.

ACCOMMODATION

Office 1 – 84 square foot approx.
Office 2 – 162 square foot approx.
Office 3 – 211 square foot approx.
Office 4 – 433 square foot approx.
Office 5 – 499 square foot approx.

OUTSIDE

Front: Private driveway off Second Avenue leading to car parking area and garage.
Rear: Concreted patio area.

Over/.....

These particulars, although believed to be correct, do not form part of an offer or a contract and they are not intended to form any representation of fact. Black Grace Cowley Ltd cannot accept any liability for any errors in the particulars stated, and a prospective purchaser should rely upon his own enquiries and inspection.

Geoffrey P R Black BSc FRICS Mark N Grace BSc MRICS Tim Groves BA (Hons) MRICS CPEA

SERVICES

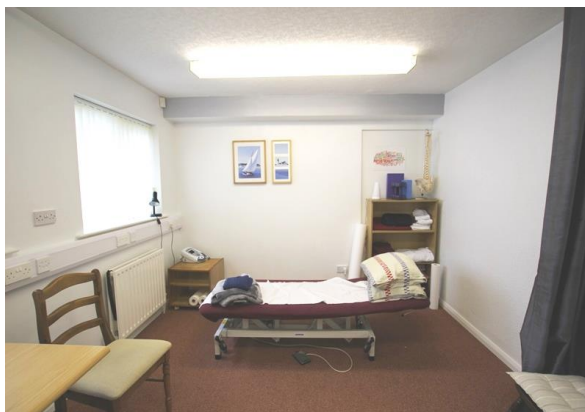
Mains services available. We understand a fibre optic link has also been installed in the building.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Further details and viewing arrangements strictly by appointment through the Agents, **Black Grace Cowley**.



Floor Plan Over/....

