FOR SALE OR TO LET



COMMERCIAL PREMISES - £295,000 or £25,000 per annum exclusive

WINCHESTER COURT

SECOND AVENUE, ONCHAN, IM4 3LT



2,500 SQ FT

- Attractive detached single storey commercial premises
- Open plan space, cellular offices and a garage
- Car parking for approx. 7 vehicles
- Located in Onchan, just a few minutes drive from the centre of Douglas

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.

DESCRIPTION

Attractive detached single storey commercial premises in the village of Onchan, a few minutes' drive from the centre of Douglas. The property extends in total to approx 2,500 sq ft including open plan space, cellular offices and a garage. Externally there is car parking for approximately 7 vehicles. The property has been recently used as consulting rooms for a Wellness, Clinical and Therapy Premises.







ACCOMMODATION

- Entrance into open plan reception office (approx. 32'4" x 12'3") 2 x entrance doors one with ramped disabled access.
- Three additional individual offices off reception area, fitted kitchen, comms room
- Rear open plan room through to rear open plan office/show room (approx. 23' x 21') with double access doors onto a concrete patio.
- Inner hall leading to cloaks area and ladies and gents toilets.
- Two additional offices (approx. 11'5" x 9'9" and 14'6" x 11'6") with access through to large garage with new up and over door.

OUTSIDE

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

Rear: Concreted patio area.

SERVICES

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

LEASE

A new lease is available from July 2020 subject to three yearly reviews in line with the increase in Manx RPI. Standard FRI terms.

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**.







Ben Quayle Commercial Department 01624 645550 ben@blackgracecowley.com

Sharon Gelling Commercial Department 01624 645553 sharon@blackgracecowley.com

Black Grace Cowley Limited

Details of Black Grace Cowley can be viewed on our website blackgracecowley.com

This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranty is made by Black Grace Cowley as to its accuracy or completeness, and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecasts and opinions set out herein for the purpose of any particular transaction, and no responsibility or liability, whether in negligence or otherwise, is accepted by Lambert Smith Hampton or by any of its directors, officers, employees, agents or representatives for any direct, indirect or consequential loss or damage which may result from any such reliance or other use thereof. All rights reserved. No part of this publication may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provisions of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution.