

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

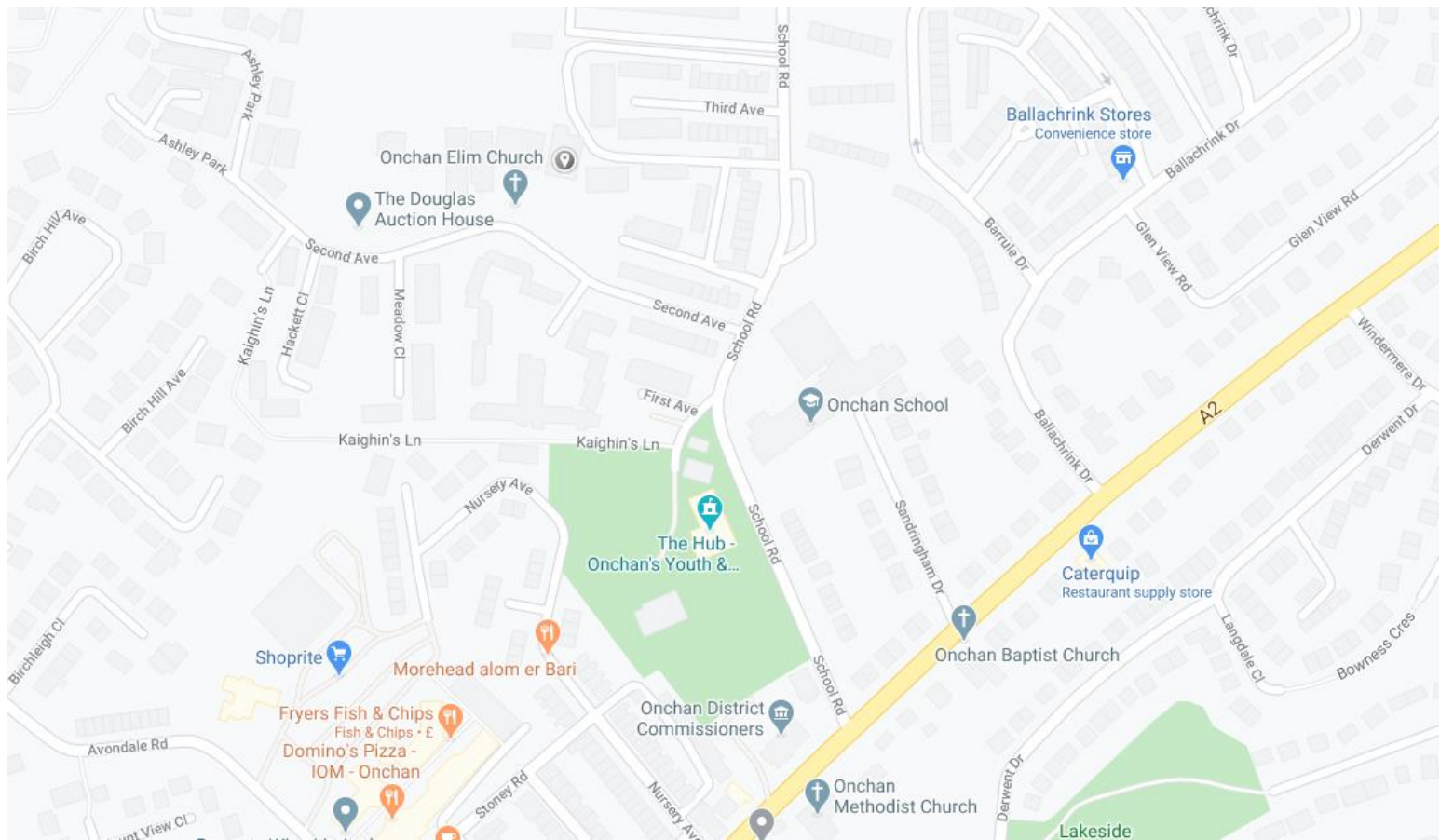
- Attractive detached single storey commercial premises
- Open plan space, cellular offices and a garage
- Car parking for approx. 7 vehicles
- Located in Onchan, just a few minutes drive from the centre of Douglas

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

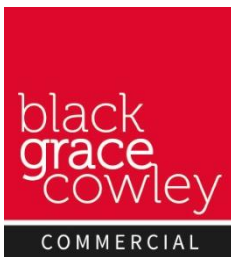
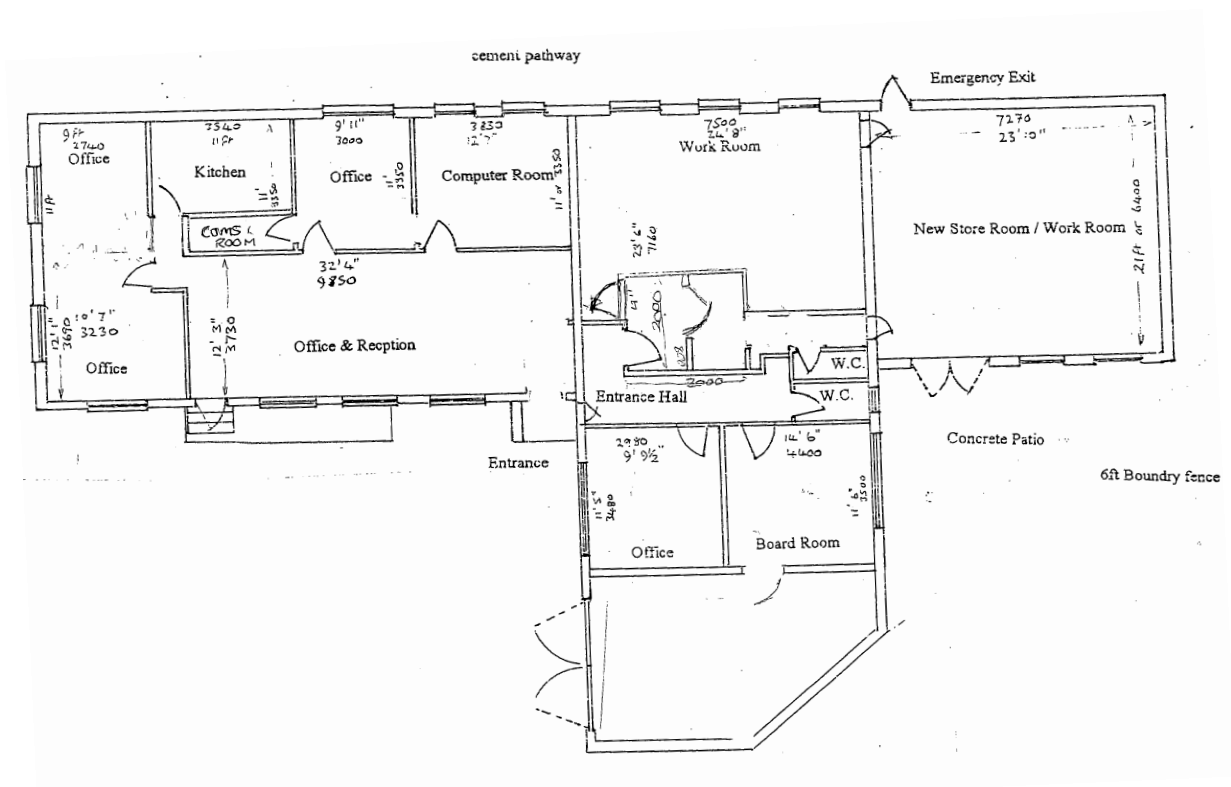
A new lease is available from July 2020 subject to three yearly reviews in line with the increase in Manx RPI. Standard FRI terms.

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**.



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