



COMMERCIAL PROPERTY FOR SALE

**Stanley Court
Second Avenue
Onchan**

Freehold Offers Invited in the Region of: £325,000

The property is not registered for VAT

Property GIA: 3,120 sq ft

Site Size Approx: 10,764 sq ft (1,000 sqm/0.1ha)

With Large Parking Area for up to 13 Cars

DESCRIPTION

Attractive detached single storey commercial premises in the village of Onchan, a few minutes' drive from the centre of Douglas. The property is of good construction and in good condition, and extends in total to approx 3,120 sq ft - comprising a mix of open plan space, offices, large store room, ladies, gents and disabled toilets and a kitchen. It benefits from strip lighting, Cat 5e cabling, GFCH, fire precautions system, intruder alarm and is mainly double glazed. Externally there is car parking for approximately 9 vehicles and space for a further 4 vehicles at the southern end of the building. The property has been recently used as offices but would also be suitable for engineering, storage or division into separate units.

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.

ACCOMMODATION

Entrance lobby is located in the centre of the property leading to a central corridor serving rooms on either side:

From Southern end (Second Avenue) there is an open plan area, plus a total of 14 separate rooms/offices.

Ladies, gents and disabled WC, kitchen, provision for comms room, a boiler room and large store room (at the northern end of the property).

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.

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OUTSIDE

Private driveway off Second Avenue leading to car parking area.

SERVICES

Mains services are installed. Gas fired central heating.

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**.

Plans subject to contract / Not to scale

