

# TO LET

**FORMER CHURCH – Approximately 4,900 sq ft**

**Leasehold £40,000 pa excl. – Freehold £500,000 sq ft**



## All Saints Church, Alexander Drive, Douglas



- A unique opportunity to take a lease on a former 'Place of Worship', which could be suited to a number of alternative uses (subject to Change of Use).
- Freehold £500,000 exclusive – Leasehold £40,000 pa excl.
- Complete with stunning a vaulted ceiling, a 108 foot main auditorium, kitchen, vestibule and vestry.
- Car parking spaces for up to 20 vehicles.
- Available for immediate occupation.

Over/...

## DESCRIPTION

Former Anglican church, All Saints, ceased to be used as church in May 2017. The building as it stands today was opened in 1967 and was arguably one of the most striking and impressive structures in Douglas at that time. Notable from the interior and exterior of the building are the twelve 'Apostle' windows on the north side of the sanctuary, made of thick glass from Gothenburg, each in a different colour. The building also features flagstone floors and pendant lighting. A fabulous opportunity for a variety of uses 'subject to planning'.

## LOCATION

Travelling out of the town centre past Prospect Terrace along Woodbourne Road, turn left onto Alexander Drive. All Saints Church can be found directly after the turning to Selborne Drive.

## ACCOMMODATION

- Main Hall / Auditorium – Approx 4,000 sq ft
- Vestry / Lobby – Approx 121 sq ft
- Kitchen – Approx 60 sq ft
- Office – Approx 432 sq ft
- Disabled WC's
- Ladies and Gents WC's

## LEASE TERMS/REPAIRING OBLIGATIONS

A new lease is available on Internal Repairing terms via a service charge. Tenant to pay rates and insurance.

## RENT REVIEWS

Standard three yearly upward only rent reviews.

## DIRECTOR'S GUARANTEE/DEPOSIT

A Director's guarantee will be required if the lease is being taken in the name of a Limited Company. A 3 month rental deposit will be payable upon signing of the lease and will be returnable upon satisfactory expiry of the lease.

## SERVICES

Mains services are installed.

## TENURE

Vacant possession on completion of legal formalities.

## LEGAL FEES

Each party to pay their own legal fees.

## VIEWING

Strictly by appointment through **Black Grace Cowley**.





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