

DOUGLAS, ISLE OF MAN

PINEWOOD COMPLEX

COMMERCIAL & RESIDENTIAL

black
grace
cowley

ESTATE AGENTS

THE PINWOOD COMPLEX

£2,444,000 exclusive

A unique opportunity to acquire a mixed-use investment property in the heart of Douglas.

The property comprises 12 refurbished residential apartments, the Pinewood Social Club, a popular Function Room and Gymnasium, lock-up storage unit and three self-contained retail units. The majority of the building is tenanted, held under short-term leases.

The gross income is circa £119,000.00 exclusive per annum. A full schedule of the rental income is available on a 'Strictly Confidential' basis upon enquiry.

The property is available as a single investment, or on an individual unit basis. Consideration will also be given to selling the Commercial or Residential elements as separate investments.



RESIDENTIAL

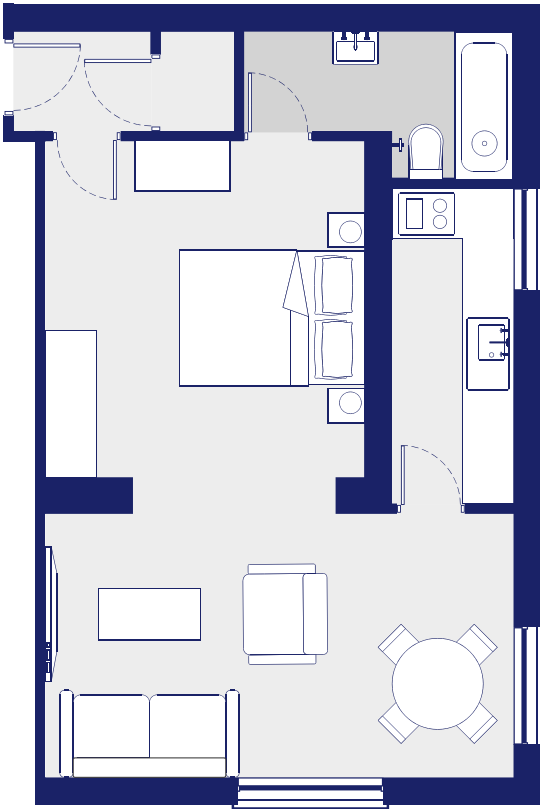
- Studio 1 - £105,000
- Apartment 2 - £145,000
- Apartment 3 - £160,000
- Apartment 4 - £165,000
- Apartment 6 - £175,000
- Apartment 7 - £175,000
- Apartment 8 - £165,000
- Apartment 9 - £95,000
- Apartment 10 - £115,000
- Apartment 11 - £105,000
- Apartment 12 - £129,000
- Apartment 13 - £175,000

TOTAL = £1,709,000

COMMERCIAL

- Function Room/Gymnasium - £220,000
- Social Club & Prep Kitchen - £235,000
- Lock Up Store - £40,000
- Units 1 & 2 - £150,000
- Unit 3 - £90,000

TOTAL = £735,000



STUDIO **ONE**

- Refurbished first floor studio apartment
- Modern fitted kitchen
- Open plan living/bedroom area
- Three piece bathroom suite
- Subject to investment lease

1
1

BATHROOM

4.38 m²
3.8m x 1.7m max

KITCHEN

5.18 m²
1.4 x 3.6m

LOUNGE

16.94 m²
5.4m x 3m

BEDROOM

14.78 m²
3.7m x 3.9m max

TOTAL INTERNAL AREA

46.47 m²






APARTMENT

TWO

- Refurbished first floor apartment
- Modern fitted kitchen and open plan lounge area
- Double bedroom with dressing area
- Three piece bathroom suite, with access from the entrance hall and bedroom
- Subject to investment lease

	1
	1
	1

BATHROOM

3.9 m²
1.9m x 2m max

KITCHEN

9.12 m²
2.3 x 3.9m

LOUNGE

13.94 m²
4.3m x 3m

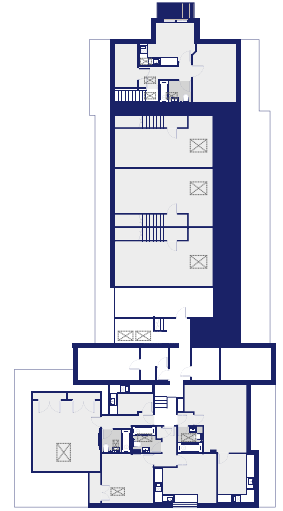
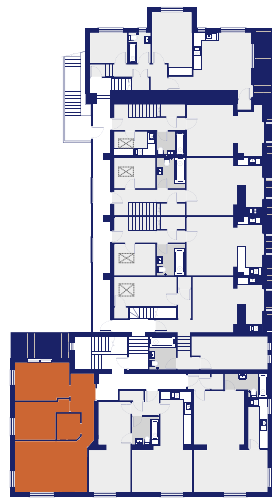
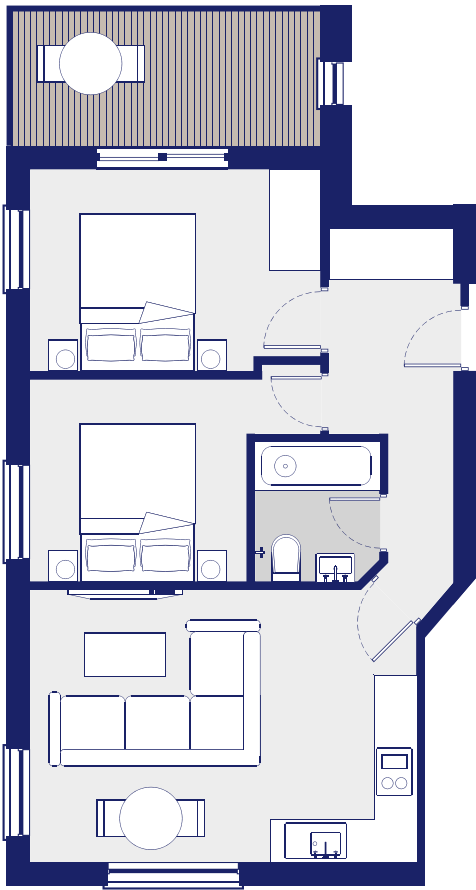
BEDROOM

17.28 m²
3m x 6.5m max

TOTAL INTERNAL AREA

50.36 m²





APARTMENT

THREE

- Refurbished first floor apartment with private terrace area
- Modern fitted kitchen and open plan lounge area
- Two double bedrooms, one with access to the outside terrace
- Three piece bathroom suite
- Subject to investment lease

	1
	2
	1

BATHROOM

3.18 m²
1.7m x 1.9m max

KITCHEN/LOUNGE

19.31 m²
5.2m x 3.7m max

BEDROOM 1

10.68 m²
3.9m x 2.7m max

BEDROOM 2

9.02 m²
2.9m x 2.7m max

TOTAL INTERNAL AREA

50.98 m²

TOTAL TERRACE AREA

7.58 m²





APARTMENT **FOUR**

- Refurbished first floor apartment with private terrace area
- Modern fitted kitchen and open plan lounge area with access to the outside terrace
- Two double bedrooms
- Three piece bathroom suite
- Subject to investment lease

 **1**
 **2**
 **1**

BATHROOM

4.7 m²
1.9m x 2.4m

KITCHEN

7.62 m²
1.8m x 4m

LOUNGE

12.26 m²
2.9m x 4m max

BEDROOM 1

9.67 m²
4.5m x 2.1m

BEDROOM 2

12.62 m²
5.5m x 2.4m max

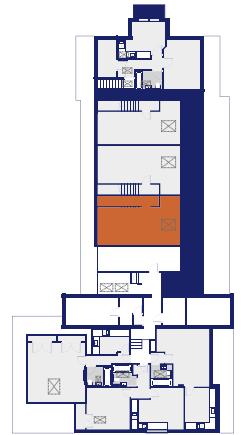
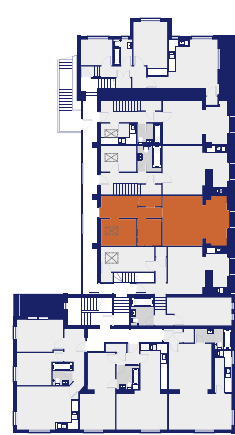
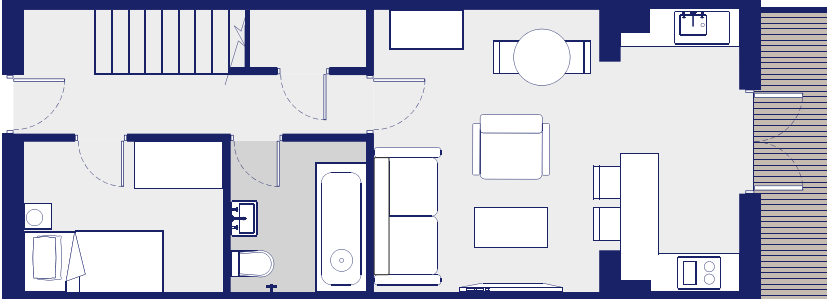
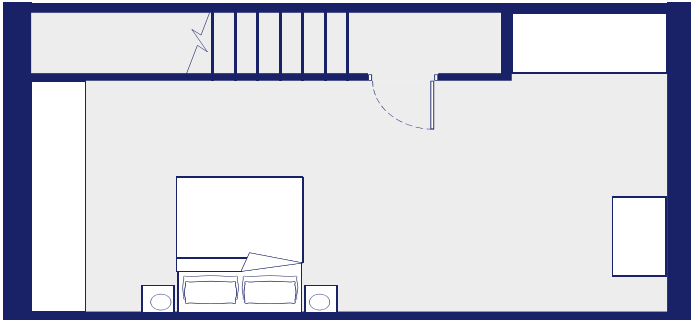
TOTAL INTERNAL AREA

70.14 m²

TOTAL TERRACE AREA

3.8 m²





APARTMENT

SIX

- Refurbished apartment, split across two floors with private terrace area
- Modern fitted kitchen and open plan lounge area with access to the outside terrace
- Two bedrooms, with the master bedroom located on the second floor
- Three piece bathroom suite
- Subject to investment lease

	1
	2
	1

BATHROOM

4.6 m²
2m x 2.2m

KITCHEN

7.88 m²
1.8m x 4.2m

LOUNGE

14.87 m²
3.4m x 4.2m

BEDROOM 1

6.82 m²
3m x 2.2m

BEDROOM 2

24.95 m²
8.8m x 4.2m max

TOTAL INTERNAL AREA

76.94m²

TOTAL TERRACE AREA

4.4 m²





APARTMENT

SEVEN

- Refurbished apartment, split across two floors with private terrace area
- Modern fitted kitchen and open plan lounge area with access to the outside terrace
- Two bedrooms, with the master bedroom located on the second floor
- Three piece bathroom suite
- Subject to investment lease

 **1**
 **2**
 **1**

BATHROOM

4.6 m²
2m x 2.2m

KITCHEN

7.98 m²
1.8m x 4.2m

LOUNGE

14.83 m²
3.4m x 4.2m

BEDROOM 1

6.75 m²
3m x 2.2m

BEDROOM 2

24.8 m²
8.8m x 4.4m max

TOTAL INTERNAL AREA

76.94 m²

TOTAL TERRACE AREA

4.33 m²






APARTMENT

EIGHT

- Refurbished apartment, split across two floors with private terrace area
- Modern fitted kitchen
- Open plan lounge/dining area with access to the outside terrace
- Master bedroom located on the second floor
- Three piece bathroom suite
- Subject to investment lease

 **1**
 **1**
 **1**

BATHROOM

3.60 m²

2.0m x 1.8m

KITCHEN

5.4 m²

3.0m x 1.8m

LOUNGE/DINING

12.75 m²

5.5m x 3.7m

BEDROOM 1

21.42 m²

8.8m x 3.8m max

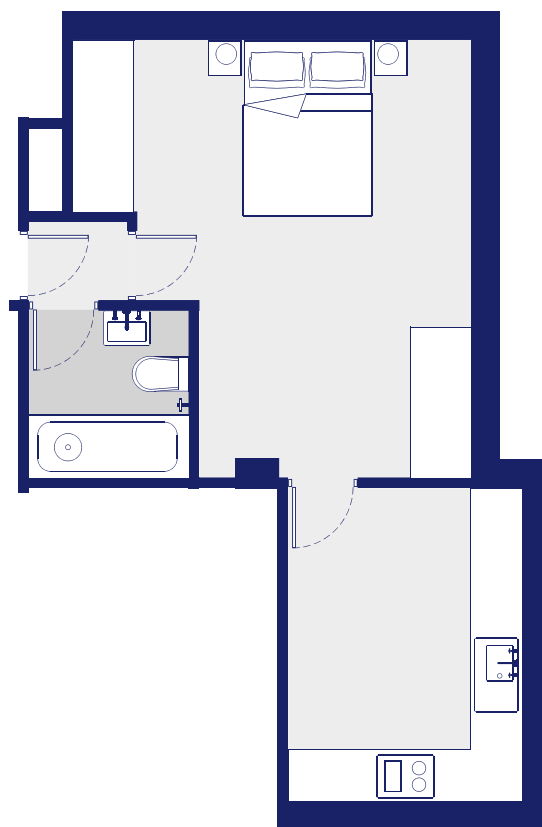
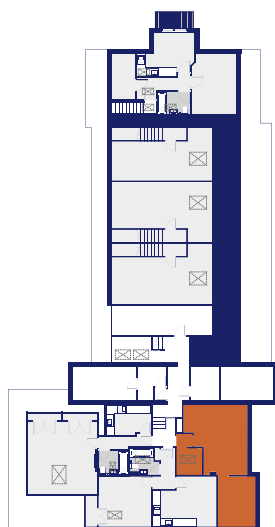
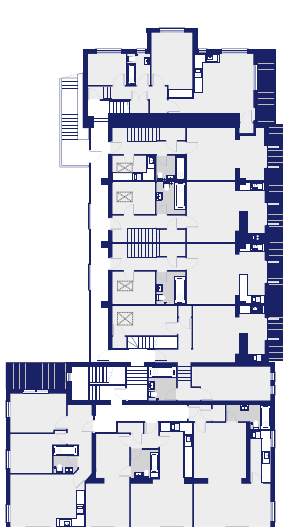
TOTAL INTERNAL AREA

67.59 m²

TOTAL TERRACE AREA

4.07m²





STUDIO **NINE**

- Refurbished second floor studio apartment
- Modern fitted kitchen
- Open plan living/bedroom area
- Three piece bathroom suite
- Subject to investment lease

 1
 1

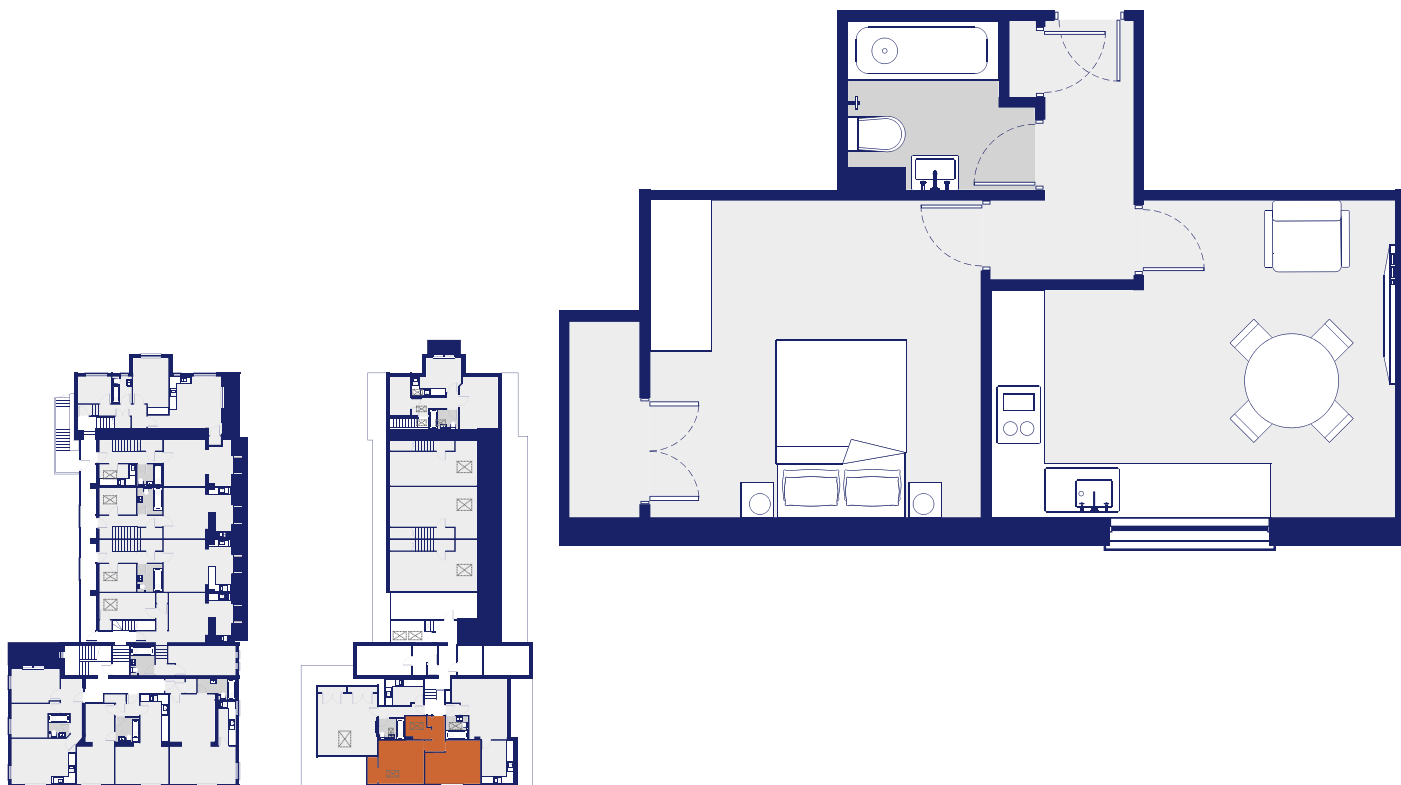
BATHROOM
 3.45 m²
 1.8m x 1.9m

KITCHEN
 9.42 m²
 2.6m x 3.5m

SLEEPING AREA
 18.59 m²
 4.5m x 4.9m max

TOTAL INTERNAL AREA
 32.48 m²





APARTMENT **TEN**

- Refurbished second floor apartment
- Modern fitted kitchen with breakfast area
- Double bedroom with fitted storage
- Three piece bathroom suite
- Subject to investment lease

 **1**
 **1**
 **1**

BATHROOM

3.44 m²
1.7m x 1.9m max

KITCHEN/DINING

14.32 m²
4.5m x 3.5m max

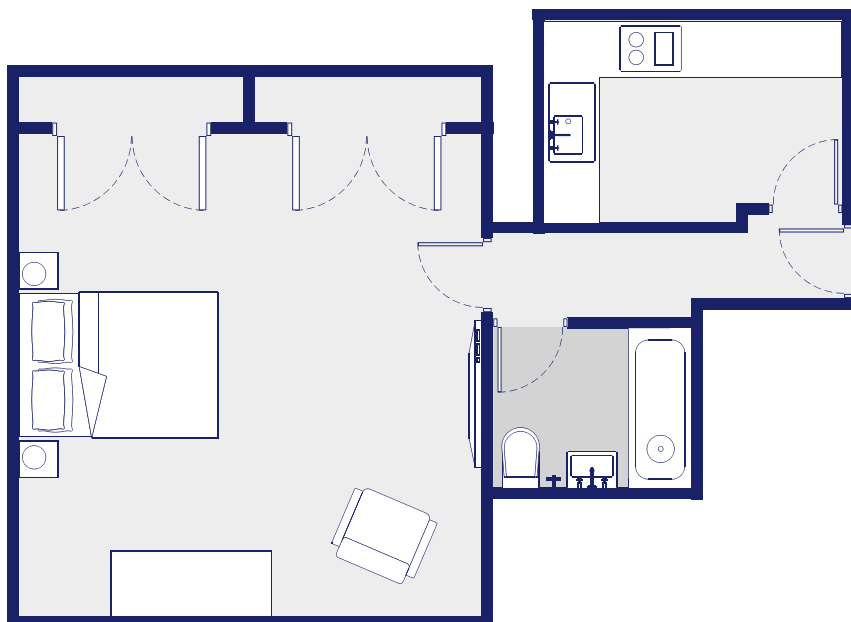
BEDROOM

13.12 m²
3.7m x 3.5m

TOTAL INTERNAL AREA

34.59 m²





APARTMENT

ELEVEN

- Refurbished second floor apartment
- Modern fitted kitchen
- Double bedroom with fitted storage
- Three piece bathroom suite
- Subject to investment lease

1
1

BATHROOM

3.56 m²
2.1m x 1.7m max

KITCHEN

6.57 m²
3.1m x 2.1m

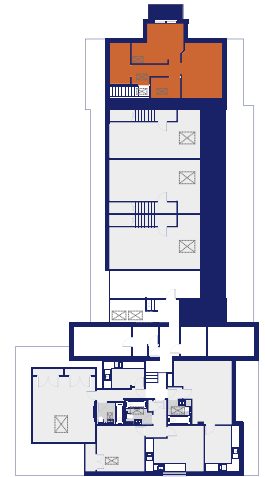
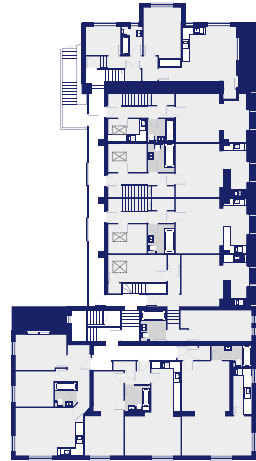
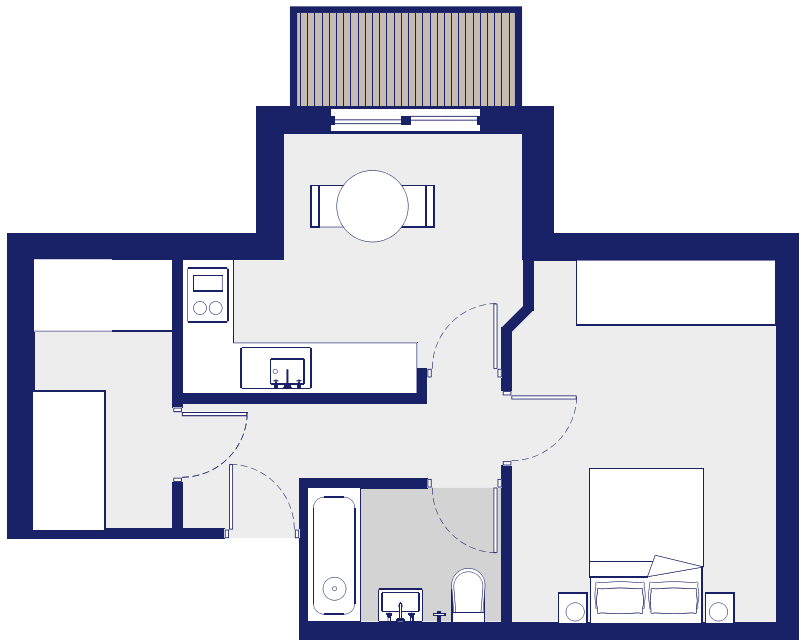
BEDROOM

23.5 m²
4.8m x 4.8m

TOTAL INTERNAL AREA

36.85 m²





APARTMENT

TWELVE

- Refurbished second floor apartment with private terrace area
- Modern fitted kitchen with dining area and access to private terrace
- Double bedroom and home office
- Three piece bathroom suite
- Subject to investment lease

1
1

BATHROOM

3.45 m²
2.3m x 1.5m

KITCHEN/DINING

10.22 m²
2.8 x 3.1m max

OFFICE

5.28 m²
1.6m x 3.2m

BEDROOM

13.04 m²
4m x 4.2m max

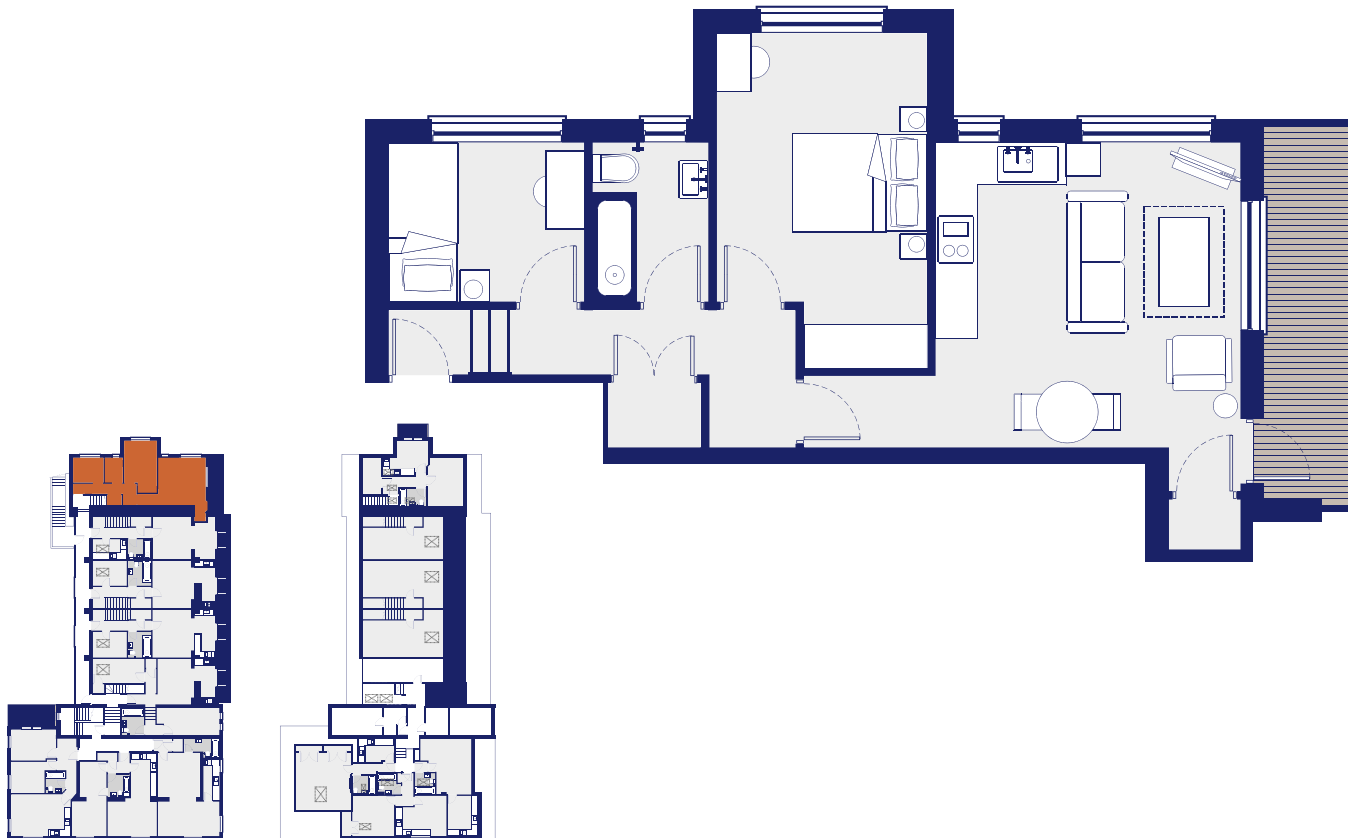
TOTAL INTERNAL AREA

38.98 m²

TOTAL TERRACE AREA

2.9 m²





APARTMENT

THIRTEEN

- Refurbished first floor apartment with private terrace area
- Modern fitted kitchen and open plan lounge
- Two bedrooms, comprising of one double and one single
- Three piece bathroom suite
- Private outside terrace area
- Vacant

1
2
1

BATHROOM

3.52 m²
1.6m x 2.2m

KITCHEN/LOUNGE

20.03 m²
4.2 x 4.2m max

BEDROOM 1

12.26 m²
2.9m x 4.6m max

BEDROOM 2

5.94 m²
2.7m x 2.2m

TOTAL INTERNAL AREA

50.13 m²

TOTAL TERRACE AREA

5.95 m²





SOCIAL CLUB & PREP KITCHEN

TOTAL BASEMENT AREA
229.95 m²

TOTAL GROUND FLOOR AREA
72.55 m²

BAR AREA
24.55m x 8.35m max

STORE 1
3.44m x 1.2m max

STORE 2
4.9m x 2.9m max

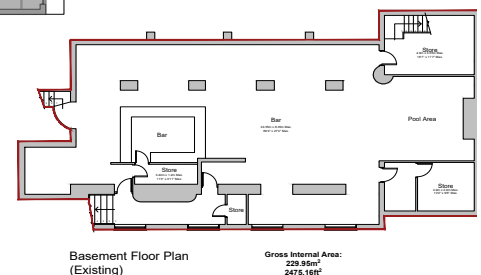
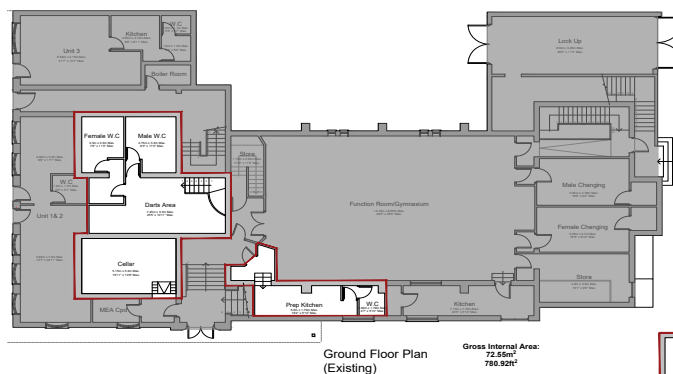
STORE 3
4.9m x 3.55m max

DARTS AREA
7.45m x 3.3m max

CELLAR
5.15m x 1.2m max

PREP KITCHEN
5.6m x 1.79m max

PREP KITCHEN W.C
1.39m x 1.79m max



FEMALE W.C
2.3m x 3.3m max

MALE W.C
2.75m x 3.3m max



FUNCTION ROOM/ GYMNASIUM

TOTAL INTERNAL AREA
198.13 m²

FUNCTION ROOM/ GYMNASIUM

14.70m x 8.65m max

MALE CHANGING

5.05m x 2.79m max

FEMALE CHANGING

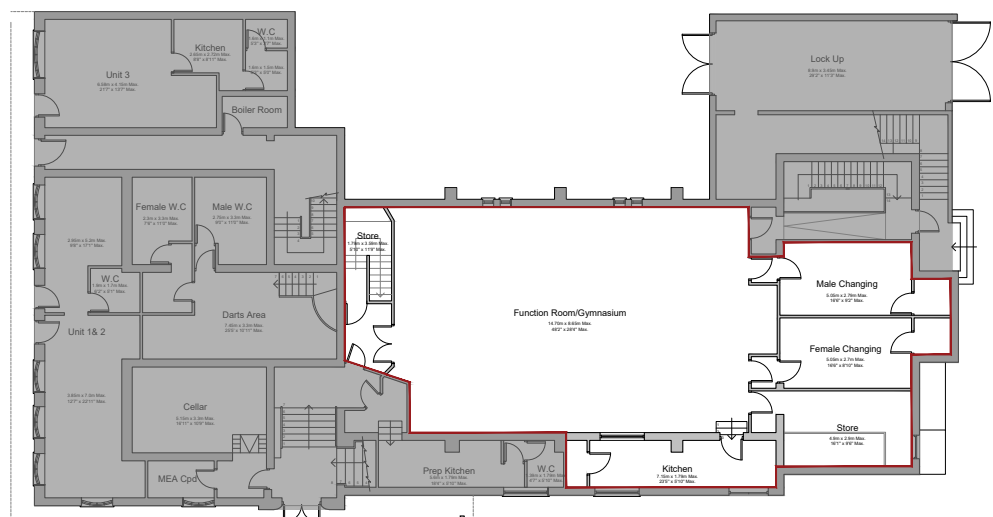
5.05m x 2.7m max

STORE

4.9m x 2.9m max

KITCHEN

7.15m x 1.79m max



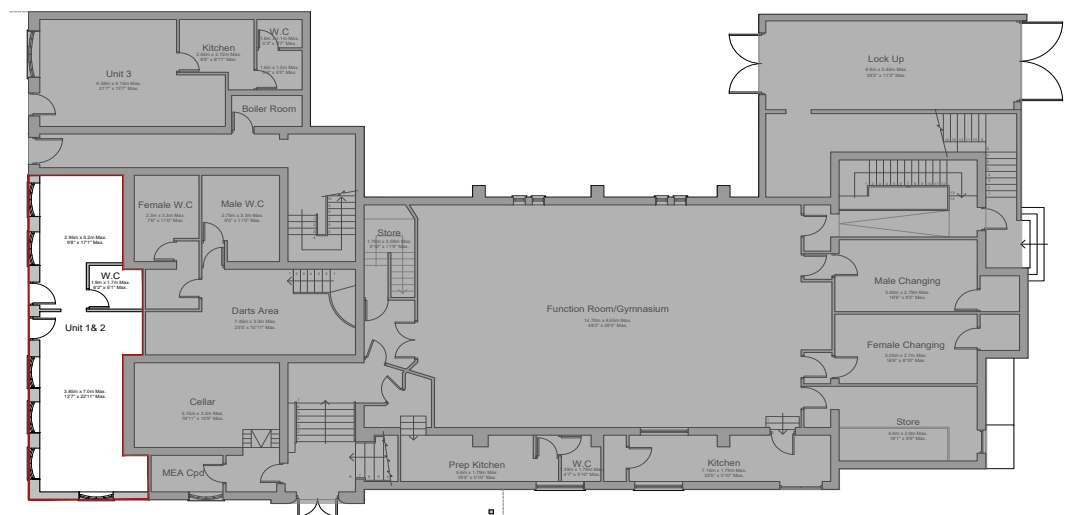
Ground Floor Plan
(Existing)

Gross Internal Area:
198.13m²
2132.65ft²



UNITS 1&2

TOTAL INTERNAL AREA
39.90 m²



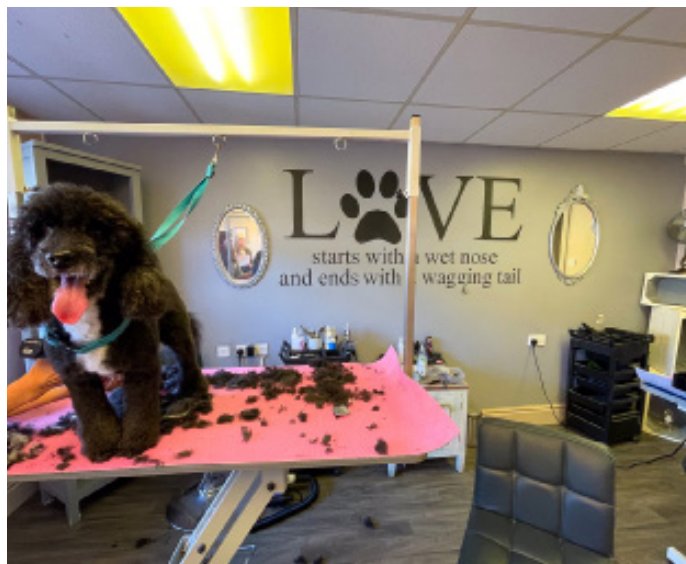
Ground Floor Plan
(Existing)

Gross Internal Area:
39.90m²
429.48ft²

UNIT 1
3.85m x 7.0m max

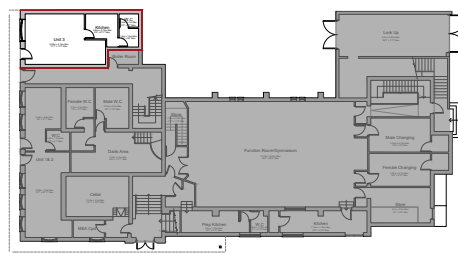
UNIT 2
2.95m x 5.2m max

W.C
1.9m x 1.7m max



UNIT 3

TOTAL INTERNAL AREA
34.77 m²



Ground Floor Plan
(Existing)

Gross Internal Area:
34.77m²
374.26ft²

UNIT 3
6.58m x 4.15m max

KITCHEN
2.65m x 2.72m max

W.C
1.6m x 1.1m max

STORE
1.6m x 1.5m max

