

FOR SALE or TO LET



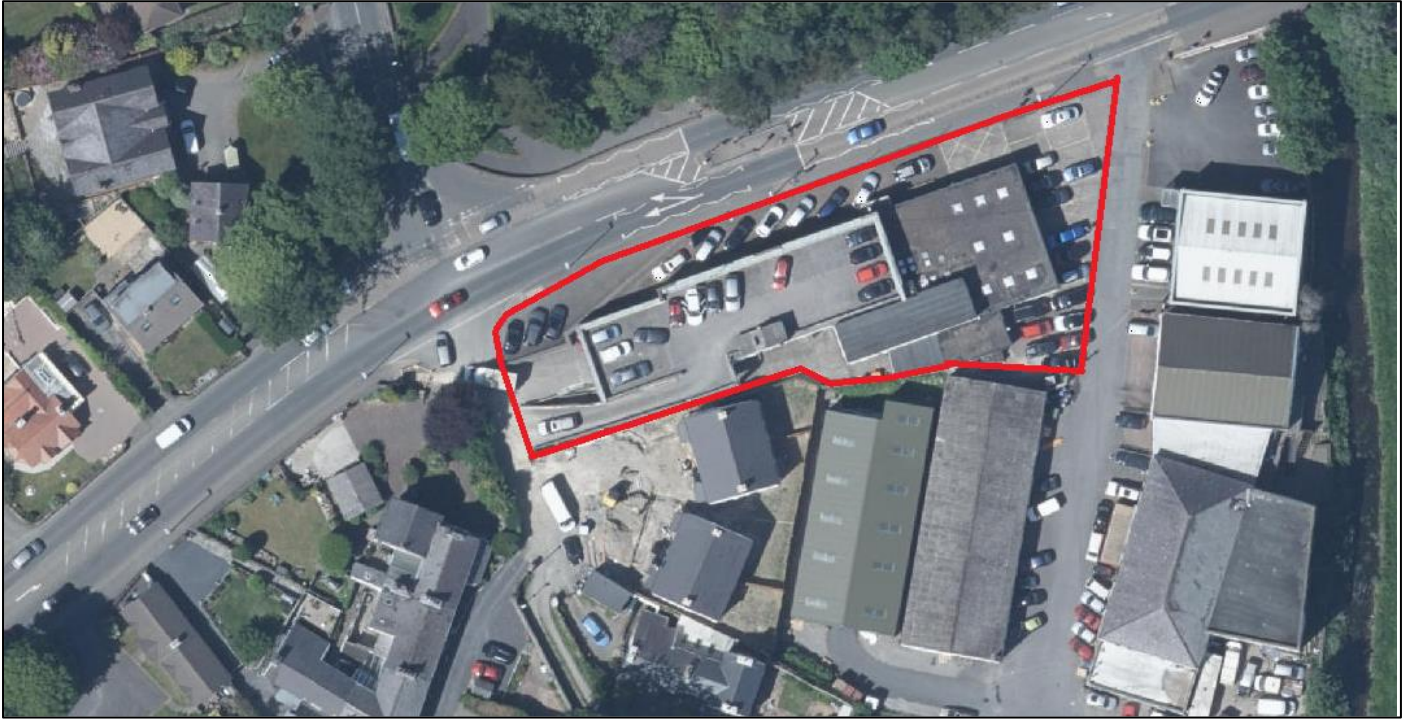
FORMER GARAGE PREMISES – Freehold £1,300,000 / Leasehold £95,000 pa excl.

Millmount Garage Complex, Douglas



- Rare opportunity to acquire or lease the whole of the Millmount Garage Complex, situated on the main road with excellent frontage onto New Castletown Road.
- 8,697 sq ft purpose built premises, including car showroom, ancillary offices, parts store, repair / maintenance workshop, valeting bay and storage.
- Suitable for alternative uses subject to planning permission.

Over/...



DESCRIPTION

The original showroom and garage were constructed in the late 1970's and has been extended and remodelled over time including an extension in the 1990's and ongoing maintenance/refurbishment.

Originally, constructed of brick external elevations and large glazed showroom windows, the property comprises a purpose-built showroom on two distinct levels, accommodating the slightly sloping nature of the site (originally constructed for the motor trade).

There is a further steel framed section (encased in brickwork) which provides a first floor 'rooftop' tarmac surfaced sales deck area, with side access ramp and valeting area underneath. This can also be accessed via an internal staircase from the upper showroom.

There are internal offices, parts storage/sales, staff kitchen and mess facilities, WC provision and a large vehicle workshop for service and maintenance.

The property is well maintained with the showroom as one would expect of a main dealer, but, in part has a dated appearance.

LOCATION

The property is located at Millmount in Douglas which is on the East of the Isle of Man. Located on the south-western outskirts of Douglas with main road frontage onto the New Castletown Road (one of the main arterial routes into Douglas).

The property sits adjacent to a smaller showroom (former car sales now furniture sales) and other commercial/industrial users and a recent housing development to the rear.

Other local property includes residential homes, the National Sports Centre, Douglas Fire Station and a public car park. There are open fields on the opposite side of the New Castletown Road.

GUIDE PRICE

We are instructed to seek offers in the region of £1,300,000 for the freehold interest.

QUOTING RENT

Offers are invited for the leasehold interest in the region of £95,000 per annum.

ACCOMMODATION

TYPE	SQ FT	SQ M
Ground Floor Showroom (Split Level)	3,552 (NIA)	330
Ground Floor Ancillary Office	645 (NIA)	60
Ground Floor Parts Store	969 (NIA)	90
Ground Floor Repair / Maintenance Workshop	1,915 (NIA)	178
Valeting Bay	667 (NIA)	62
Storage	945 (NIA)	88
TOTAL NET INTERNAL AREA COMBINED	8,687 (NIA)	808

OFFERS

Our client is seeking offers for the freehold or leasehold. All offers should be submitted in writing and include the following:

- Purchase price and proposed rent (excluding VAT).
- Identity of the purchaser, along with any supporting information including experience / track record.
- Confirmation on funding. If third party funding is required, please provide full details.
- Any conditions attached to the offer.

The vendor reserves the right not to accept the highest or any offer received.

VAT

The property has been elected for VAT.

SERVICES

All main services are connected.

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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