

Retail
Development
Industrial
Investment
Office



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TO LET FORMER RESTAURANT

1 Queens Road, Port St Mary,
Isle of Man, IM9 5BA
Annual rental of £12,000



- Area: 1229 sq ft
- Good sized restaurant area with outdoor terrace
- Commercial kitchen with extraction system
- Serviced with 3-phase electrical supply and mains gas

Description

A rare opportunity awaits to lease this charming former restaurant, offering 1,229 sq ft of versatile space in an enviable location just steps from the scenic Port St Mary harbour. Set in the heart of the village this property combines coastal charm with commercial potential, it's the perfect setting for your next hospitality venture.

The interior has been thoughtfully designed to create an immediate impression, offering a spacious restaurant area complemented by a well-positioned bar that adds both character and functionality. The layout includes separate men's and ladies' toilets, ensuring guest comfort, while the

generous sized commercial kitchen comes fully equipped with an extraction system and preparation areas—ideal for everything from refined dining to a relaxed café concept. Additional features include a dedicated storage room, a staff WC, and access to 3 phase electricity and gas, providing a solid and practical foundation for launching or expanding your hospitality business.

A standout feature of this property is the private outdoor terrace, perfect for al fresco dining - a unique asset that elevates the customer experience and adds valuable seating capacity.

Offering a rare combination of size, versatility, and location, this former restaurant is brimming with potential. Whether you're an established operator or a passionate newcomer to the hospitality scene, this is a blank canvas with all the right ingredients.

Location

Travelling out of Port Erin on Station Road, approach the roundabout and take the 3rd exit towards Port St. Mary. Continue through the village and along Bay View Road, then follow the one way system into Park Road. Take the second left onto Queen's Road, then turn left again at the next junction. The property is located at the end of the road.

Services

Mains water, electricity, gas and drainage are connected.

Possession

On completion of legal formalities.

Legal Fees

Each party to pay their own legal fees.

Viewing

Further details and viewing arrangements strictly by appointment through the Agents, Chrystals Estate Agents.

