

**Commercial Dept.
37 Victoria Street
Douglas
Isle of Man
IM1 2LF**

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**DeanWood
Management
Limited**

Ref: 1720



**TO LET
COMMERCIAL UNIT
75 MAIN ROAD
ONCHAN
IM3 1RD**

- **Excellent Condition Throughout**
- **Immediately Available**
- **Versatile Uses STPC**
- **Approx. 800 Sq. Ft.**
- **Option to Obtain Parking at Additional Rate**
- **Situated Within Centre of Onchan Village**

RENTAL: £8,500pa Plus VAT

These particulars are for information purposes and do not constitute or form part of any contract nor should any statement contained herein be relied upon as representation of fact. Neither the vendor nor DeanWood Management Limited (the "firm"), nor any officer or employee of the firm accept liability or responsibility for any statement contained herein. The vendor does not by these particulars, nor does the firm, nor does any officer or any employee of the firm have any authority to make or give any representation or warranty whatsoever as regards the property otherwise. It is the sole responsibility of any person interested in the property described in these particulars to make all proper enquiries and searches to verify the description of the property and all other particulars herein.

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Directions

Travelling into Onchan Village from Douglas on Onchan Main Road past the first set of traffic lights heading towards Ramsey the property can be found a short distance along on the left beside the Onchan District Commissioners Offices identified by our **TO LET** board.

Description

This is a purpose built property in excellent condition throughout with numerous rooms/areas offering compact and versatile accommodation. The property comprises of the following - Front entrance from pavement area into Reception Hall (Disabled Access Ramp) the **Reception Area** Approx. 16'05 x 7'04" (120.40 sq. ft.) **Room 1** Approx 12'02" x 8'10" (108.72 sq. ft.) **Inner Open Plan Area** Approx. 21'06" x 15'09" (339.97 sq. ft.) **Room 2** Approx. 12'08" x 12'02" (155.28 sq. ft)

Small kitchen Area with fitted sink unit and worktop /cupboards, small utility area adjoining, toilet facilities.

Tenure

Leasehold

Lease Terms

Preferred lease terms 5 year lease with rent fixed for 3 years then reviewed for years 4 & 5.

Rates & Services Charges

Onchan District Commissioners Rates and Treasury to be confirmed. If the Tenant wishes to have a bin and refuse collection this is charged separately alternatively a Tenant can dispose of their waste or approach a different provider.

Services

All mains services are connected, gas central heating, water and electricity.

